

21.0813/06/2014
C134**SUBDIVISION – OBJECTIVES, STRATEGIES AND IMPLEMENTATION****Key Issues**

Areas of the Shire are subject to significant physical and environmental constraints including: steep slopes, extensive vegetation cover, lack of reticulated services, proximity to water courses, areas subject to flooding, landslip and land instability and visually prominent sites in sensitive landscape areas.

Inappropriate subdivision in activity centres can result in underutilisation of land needed to meet the needs of diverse housing types.

Indiscriminate subdivision of rural land and subsequent intrusion from commercial and residential activities reduces available agricultural land and fragments environmental values.

Objective 1 - Subdivision in Residential Areas

Provide a range of lot sizes in appropriate locations to meet the needs of a diverse range of household types.

Strategies

- Ensure design of new subdivisions recognises and responds to existing physical, environmental and visual characteristics of the site and surrounding area.
- Encourage flexibility and diversity in residential subdivisions especially within consolidation areas (Residential Growth Zone and General Residential Zones).
- Maximise lot yield in identified consolidation areas by considering grid subdivision.
- Promote a variety of lot sizes to encourage subdivision to be responsive to the retention of significant vegetation and other identified characteristics.
- Ensure subdivision proposals for remaining large lots are designed to retain the environmental and landscape values, particularly within the Foothills and Rural Townships areas.
- Guide subdivision of land in the Neighbourhood Residential Zone to locations that will have no adverse impact on the natural, built-form or landscape amenity and do not compromise important environmental values.
- Use Design and Development Overlays to guide subdivision in consolidation areas and in the incremental change areas in the foothills and rural towns.

Policy Guidance

It is policy that subdivision in residential areas complies with the following:

- Applications for subdivision of a lot must provide a written statement to the responsible authority explaining how the proposal satisfies Clause 56.01. The report must include a development plan showing building envelopes and how development arising as a result of the subdivision addresses existing features such as slope, terrain, substantial trees and any vegetation.
- Applications for subdivision within the metropolitan incremental change areas should create lots large enough to accommodate a dwelling which covers no more than 40% of the site in keeping with the established character of this area.

The subdivision layout:

- Be designed to avoid the creation of lots that would require the removal of significant vegetation, in order to be developed
- In foothills and rural townships, access roads and development envelopes be located so that minimal earthworks are required, with dominant landscape features such as ridgelines being free of development
- In foothills or rural townships have regard to physical and environmental features, including view lines, to help reflect the surrounding topographic or visual characteristics, and to give the subdivision a sense of place or character.

Implementation

Apply the Design and Development Overlay to residentially zoned land within the Shire to guide subdivision size.

Apply Low Density Residential Zone within the Foothills residential areas and some rural townships where there is need to limit the scope for further subdivision and more intensive development.

Objective 2 – Subdivision Design

Promote subdivision that is functional and enhances the existing neighbourhood character.

Strategies

- Avoid further subdivision in court bowl locations.
- Ensure new lots in residential areas are designed to allow dwellings to have a strong street presence.
- Minimise the number of crossovers created by subdivision.
- Ensure driveways provide safe access to dwellings and enable waste collection.
- Ensure driveways are designed to retain existing vegetation and provide adequate opportunity for landscaping.

Policy Guidance

It is policy that subdivision in residential areas complies with the following:

- Applications for subdivision be supported by a development proposal.

Implementation

Apply the Design and Development Overlay to residentially zoned land within the Shire to guide site coverage and further subdivision.

Objective 3 – Subdivision Rural Living Areas (Rural Living Zone and Green Wedge A Zone)

Protect the landscape and environmental features of the area and provide a range of lifestyle choices for residents of the Shire.

Strategies

- Design site responsive subdivisions that are consistent with the land's capability and reinforce the environmental and visual characteristics of the surrounding area.
- Limit further subdivision to retain the low density single dwelling residential character of the area.

Policy

When considering applications for subdivision in the Rural Living Zone and Green Wedge A Zone it is considered appropriate to:

- Avoid the fragmentation of landholdings which are capable of being used for sustainable agricultural or farming use and provide where appropriate for the continued use of the land for sustainable agriculture.
- Take account of the land capability of the site in terms of slope, watercourses, soil types, vegetation and any other topographic or environmental feature.
- Provide for the treatment of stormwater and address issues of stormwater quantity.
- Provide for the maximum retention of vegetation, particularly healthy trees above five metres in height.
- Not create lots with building envelopes located in areas of remnant bushland or on prominent ridgelines, hilltops or in other visually exposed areas.
- Locate access roads and development envelopes so that minimal earthworks are required.

Additional subdivision provisions for land in the Green Wedge Zone, Green Wedge A Zone, Rural Conservation Zone or Rural Living Zone appear in Clause 53

Implementation

Apply the maximum subdivision density provisions within the schedules to the Green Wedge A and Rural Living Zones.

Objective 4 - Subdivision Green Wedge Zone and Rural Conservation Zone

Retain the current diversity of lot sizes in order to maintain landholdings suitable for a broad range of sustainable agricultural and that protects landscape character and remnant bushland.

Strategies

- Limit further subdivision and fragmentation of lots to protect the open rural and green wedge landscape character of areas where it exists and retain options for the future use of non-urban land for a range of agricultural activities.
- Design site responsive subdivisions that protect areas of remnant bushland and other environmentally sensitive areas.

Policy

When considering applications for subdivision in the Green Wedge and Rural Conservation Zones it is considered appropriate to:

- Avoid the creation of lots with building envelopes located in areas of remnant bushland or on prominent ridgelines, hilltops and in other visually exposed areas.
- Provide where appropriate, for the continuation of the land for a sustainable agricultural, including farming use.
- Ensure services such as fully constructed roads are provided to each lot and that the provision and installation of facilities does not have an adverse impact on the environment or landscape of the area.
- Provide underground electricity to lots in areas of high bushfire risk.
- Locate access roads and development envelopes so that minimal earthworks are required.

Additional subdivision provisions for land in the Green Wedge Zone, Green Wedge A Zone, Rural Conservation Zone or Rural Living Zone appear in Clause 53

Implementation

Applying appropriate Green Wedge zones throughout rural and green wedge residential areas which establish subdivision controls that will ensure that any additional lots will be of sufficient size to provide for the long term sustainability of environmental values on that land and the area surrounding it.

Including maximum subdivision provision within the schedules to the Green Wedge and Rural Conservation Zones.

Objective 5 - Old and Inappropriate Subdivision

To minimise the adverse environmental effects and other community servicing difficulties resulting from residential development in old and inappropriate subdivisions in rural and green wedge areas.

Strategies

- Identify subdivisions in rural and green wedge areas which are inappropriate for development with a house on each lot because of severe environmental and other servicing constraints.
- Maintain a program to restructure old and inappropriate subdivisions to create a more sustainable density of development and limit new houses on vacant lots not suitable for a dwelling.
- Assist affected landowners to achieve the restructure of their lots.

Implementation

Applying a Restructure Overlay to minimise the adverse environmental effects of development in old and inappropriate subdivisions.

Maintaining, through Clause 53, a tenement holding control in the Dandenong Ranges and adjoining rural and green wedge areas to limit the scope for more intensive development in areas that have previously been subdivided into inappropriately small lots.

Applying a Public Acquisition Overlay to properties within old and inappropriate subdivisions that have identified for public acquisition by the Department of Natural Resources and Environment as part of its land buy back program.

Objective 5 -Subdivision in Industrial Areas

The objectives for subdivision in all industrial areas are to:

- Contain and consolidate the industrial areas in the Shire.
- Retain a range of lot sizes to provide for a diversity of industrial uses and development.

Policy

It is policy that:

- The proposed subdivision generally have a minimum lot size of 2,000 square metres with an average of 4,000 square metres, unless it can be satisfactorily demonstrated that there is a market demand for smaller or larger lot sizes. The market analysis should also indicate the impact the proposed subdivision size would have on the subdivision pattern and land use and development on adjoining industrial land.
- The proposed subdivision provide for the containment and consolidation of the existing industrial areas.