

Subdivision

1. Objectives

The objectives of these controls are to:

- ensure that subdivision is planned having regard to environmental, social and economic opportunities of a site
- match lot sizes to the capacity of the land
- encourage subdivisions that promote sustainable design for future dwellings
- provide all services to all allotments in a timely manner
- support subdivision in areas identified for future urban expansion

2. Specific Development Controls

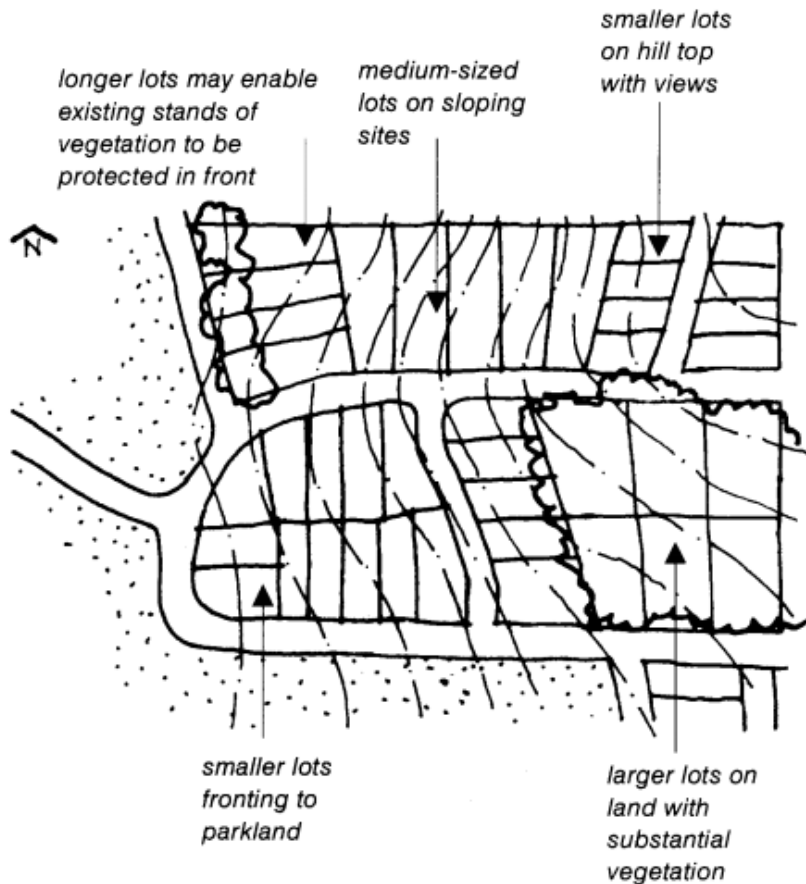
These controls must be read in conjunction with *Section C Development Controls - Engineering Standards*. Subdivision designs can be submitted as part of a development application and will be assessed in accordance with the following controls:

Subdivision layout

- Applicants are required to provide a site analysis that examines and addresses site attributes and constraints
- Subdivision layouts are to preserve views from significant topographical features such as water courses
- Drainage lines are to be retained and incorporated into open space areas wherever possible
- Where heritage items are within close proximity of any proposed subdivision site, the design of the lot layout is to be sympathetic with building with heritage values identified by Council
- A range of lot sizes is to ensure a diversity of housing and to achieve sustainable development
- Residential subdivision design is to ensure that individual allotments are within 400 metres walking distance of a collector road
- Lots sizes shall be in accordance with the *Temora Local Environmental Plan 2010*
- Frontages for lot sizes are as follows:
 - ✓ Residential R1 – 750m² lots = minimum lot frontage = 21m
 - ✓ Residential R1 – 500m² lots = minimum lot frontage = 15m
- Council will require the inclusion of a building envelope, to be shown on the plan of subdivision, for any subdivision proposed within land identified by the Temora Local Environmental Plan Amendment 3, being known as the Bundawarra Road Estate and Rosella Street Estate.

Battle-axe allotments

- All battle axe allotments will comply with minimum lot size requirements for the site.
- Minimum lot size for a battle-axe allotment this excludes that area required for the battle-axe lot access handle, excluding Residential R5 zone land
- The minimum lot width for a battle-axe allotment will be consistent with any Council specified lot frontages measured at the front building line (i.e. exclusive of the access handle).
- A maximum of two (2) battle-axe allotments are permitted behind an allotment which has direct frontage to a public road. Council **will not** consider any subdivision proposal involving a series of battle-axe lots, one behind each other.
- All battle-axe allotments must have direct access to a dedicated public road, through the provision of an access handle attached to each battle-axe lot or via a shared access corridor (i.e. maximum of two (2) lots may share a common access corridor).
- The access corridor width for a battle axe allotment is to be 5 metres with a minimum road pavement width of 3 metres for the entire length of the access handle.
- Within bush fire hazard areas, despite any other controls in this DCP, access corridors to lots must comply with the requirements of the *NSW Rural Fire Service Planning for Bush Fire Protection 2006 guidelines*.
- A shared access corridor may service a maximum of two (2) battle axe allotments where, in the opinion of Council, the proposed access arrangement will satisfactorily cater for safe vehicular and pedestrian access to each of the lots and that satisfactory sight line distances are available between the lots and the public road.
- A shared access corridor must be created through reciprocal rights of carriageway under Section 88B of the Conveyancing Act 1919.
- The minimum shared access handle width shall be 5 metres with a minimum road pavement width of 3 metres for the entire length of the access handle
- The shared access handle must be designed wide enough to satisfactorily cater for the placement of garbage and recycling bins, for the dwellings on the two battle axe lots, adjacent to the access handle road pavement
- Battle axe access corridors must have capacity for vehicular turning facilities and onsite parking spaces
- Battle axe corridors are required to include and maintain landscape planting along the property boundary to mitigate the impact of dust and noise from vehicle movements
- Construction of driveways shall be in accordance with Council's Engineering Standards
- Council will require driveways to maintained to a satisfactory standard in order to manage the creation of dust due to vehicle movements



Services Provision

- All subdivision proposals will be carried out in accordance with the Council approved servicing strategy as required by *Section C Development Controls Development Application Requirements* and in accordance with *Section C Development Controls - Engineering Standards*
- Shared trenches for services are to be used where possible
- Easements to benefit Temora Shire Council shall be provided over all stormwater drains, water and/or sewer services located within private land.

Sewer

- Sewered land must be provided with an underground, gravity system which connects to all lots. Details of any lot filling required to achieve minimum grades is to be provided.
- Unsewered areas will need to be provided with a report by an appropriately qualified soil scientist or similar which addresses the ability of the site to adequately cater for on-site sewage disposal

Water

- Reticulated water will not be available to subdivision in areas outside of those areas modelled in Council’s adopted water supply servicing strategy.

Stormwater Drainage

- Measures to control stormwater flow and water quality will be required with proposals for subdivision
- Detention basins are one option and solution for consideration.
- Where stormwater drainage is required to the rear of the lot, inter - allotment drainage shall be located in easements in favour of the upstream properties benefitted by the easement.
- Lot layout and easements are to be established so that no future development will rely upon pump - out, infiltration systems or any other method other than connection to the gravity piped system.

Telecommunications

- Telecommunications are to be provided underground.

Electricity

- Subdivisions are to be serviced by underground electricity in towns and villages and overhead in rural areas.

Subdivision road layout

- Public road access is required to all lots
- No direct access to arterial or sub - arterial roads is permitted where alternatives are available.
- Subdivision layouts shall make provision for road connection to adjoining undeveloped land
- Roads to be designed having regard to both the topography of the site and the requirements of stormwater overland flow paths

Subdivision road network design

- A traffic impact assessment of the proposed subdivision and its impacts on the adjacent existing road network may be required depending on the number of proposed allotments
- The subdivision road hierarchy is to be defined
- Road network design should include consideration of vehicular, pedestrian and cyclist safety
- Residential subdivision must incorporate appropriate facilities and opportunities for pedestrian and bicycle movement
- The alignment, width and design standard for all roads shall be in accordance with the expected traffic volume, type of traffic and desired speed in accordance with *Section C – Development Controls - Engineering Standards*
- Road pavement requirement will be determined based on vehicle movements

Industrial lots

- Industrial lots should be sized to accommodate development, storage areas and vehicle delivery and manoeuvring requirements
- Battle axe access handles shall be of a minimum width of 4.5 metres, of which 3 metres is to be constructed and sealed with reinforced concrete, asphaltic concrete or interlocking pavers at the time of subdivision.
- No more than two Torrens title lots shall share a battle - axe handle access.

Staged Subdivision

Where subdivision is proposed to be carried out in a number of stages, these shall be identified, and information supplied as to the manner in which staging of all infrastructure will occur (roads, water, sewer and stormwater drainage).

Landscaping

- Council may require the planting and maintenance of screening landscaping as part of future development consent, in order to provide privacy and amenity for existing and future residents

Street Tree Planting

- Subdivision involving new road construction is to include street tree planting of suitable species
- Landscaping plans are to be in accordance with *Section C – Development Controls – Landscaping*

Land Capability Study Cost Recovery

Where new subdivision occurs in the Bundawarra Road estate or Rosella Street estate, as identified in Temora Local Environmental Plan 2010 Amendment 3, a contribution towards the fee involved with the preparation of the soil capability study, to support the amendment, shall be collected as part of the issue of the relevant subdivision certificate.

3. Relevant Section C - Development Controls

The following other parts of *Section C – Development Controls* relevant to Subdivision include:

- *Bushfire Protection*
- *Commercial Development*
- *Contaminated Land*
- *Development Applications*
- *Engineering Standards*
- *Environmentally Sensitive Areas*
- *Erosion and Sediment Control*
- *Flood Prone Land*
- *Heritage and Conservation*
- *Industrial Development*
- *Landscaping*
- *Large Lot Residential*
- *Notification of Development Applications*
- *Rural Development*
- *Sewage Management*