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SUBDIVISION

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2.1 Introduction

This chapter of the *Inverell Development Control Plan 2013* (IDCP) applies to the subdivision of land that requires development consent from Inverell Shire Council.

2.2 Intent

- To ensure subdivisions are well integrated into the Shire's established or committed subdivision patterns;
- To ensure the co-ordinated and cost effective development of *"New Residential Areas"*;
- To encourage variety and choice in housing forms by providing lots for a broad range of dwelling sizes;
- To minimise adverse impacts on the natural and built environments and to ensure lots have appropriate levels of amenity, services and access; and
- To achieve efficient use of land.

2.3 Site Analysis

Outcome

- To ensure applicants undertake appropriate site analysis prior to considering the subdivision design.

Acceptable Solution

- Subdivision designs must have regard to the following:
  - Slope and orientation of land;
  - Hazards such as flooding, bushfire, unstable ground conditions and soil erosion;
  - Known or likely contamination from past land uses;
  - Opportunities for solar and daylight access to future development;
  - Design of roads, access ways and individual site access;
  - Retention of special qualities or features such as trees and views;
  - Availability of utilities;
  - Provision of adequate stormwater drainage;
  - Provision of public open space;
  - The existing and future desired subdivision character;
  - Heritage Items and Heritage Conservation Areas;
  - Aboriginal Heritage;
  - Relevant development standards contained in other chapters such as setbacks, car parking, landscaping etc; and
  - The relationship of the subdivision layout to adjacent community facilities and land suitable for subdivision.

Note: In most cases there will be a requirement to provide a Site Analysis Plan. The requirements for a Site Analysis Plan are included in Council's Development Application Guide for Building, Development and Subdivision.

2.4 Lot Dimensions

Outcome

- To provide sufficient area and configuration to enable the construction of dwellings and accessible on-site parking facilities.
- To provide sufficient area and configuration to enable the siting and construction of commercial and industrial buildings, the parking of vehicles and the provision of appropriate loading and servicing facilities.

Acceptable Solution

- The minimum lot size (MLS) permissible for subdivision varies across the Shire. These sizes are expressed on the Lot Size Maps in the ILEP. Where no MLS is expressed, Council will consider proposals on their merits based on compliance with the requirements of this chapter.

Note: The ILEP also contains provisions that allow subdivision of land that is less than the minimum lot size in certain circumstances (eg strata subdivision and primary production lots).

Residential Subdivision – R1 General Residential and RU5 Village zones

- Lots must be capable of containing a rectangular building envelope measuring either 10m x 12m or 8m x 15m behind the building line and provide the opportunity for adequate private open space.
- 450m^2 lots may be permitted as infill development in existing residential areas.
- For *New Residential Areas*, an average lot size of 600m^2 is preferred, but larger lots and a mixture of sizes are encouraged.
- Generally, the ratio of lot depth to lot width should not exceed 2:1 for infill or planned dual occupancy lots of area less than 600m^2.
- Vacant battle-axe lots are to be a minimum of 600m^2 (excluding the access handle area) with a minimum access handle width of 3.5m (single dwelling) or 6m (dual occupancy).
- No more than two Torrens Title lots should share a battle-axe access handle (minimum 6m) unless proposals are for strata or community title subdivision.
- The maximum length of a battle-axe handle is 40m.

Rural Residential Subdivision – R5 Large Lot Residential zone

- Where Council deems a battle-axe lot may have future subdivision potential, a minimum access handle width of 20m will be required.
- The minimum width of a battle-axe access handle for a lot is 10m.
- No more than two rural residential lots are to share a battle-axe access handle.

2.5 Lot Orientation

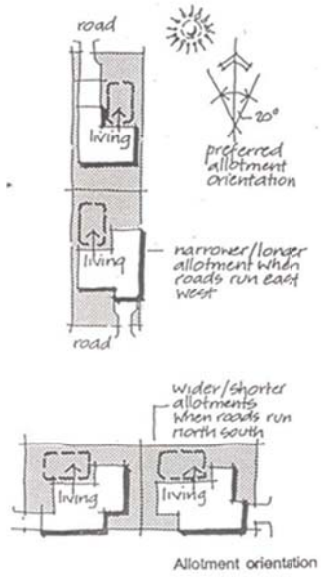
Outcome

- To maximise the number of lots which have good solar access.
- To take advantage of any views or vistas available.

Acceptable Solution

Residential Subdivision – R1 General Residential and RU5 Village zones

- Living and private open space areas of future dwellings should face north and subdivision design should facilitate this where possible (see diagram opposite).
- The adverse impacts of overshadowing of existing and future buildings should be minimised by appropriate subdivision layout.
- Lots fronting north-south streets should be wider than those fronting east-west streets, to allow for solar access.



Allotment orientation

2.6 Frontage and Access

Outcome

- To ensure provision is made for appropriate and safe pedestrian and vehicular access to all lots.
- To optimise the efficiency and safety of the road network.

Acceptable Solution

- All lots must have frontage to a public road.
- Site frontage should be generally consistent with the surrounding subdivision pattern.
- Numerous, small frontages around the head of a cul-de-sac are not supported.
- Access to all new lots must be in accordance with Council's engineering requirements.

2.7 Roads

Outcome

- To ensure roads are appropriately designed for all users of the road including motorists, pedestrians, emergency services, service vehicles and cyclists.

Acceptable Solution

- The configuration, widths and design of roads must be in accordance with the current engineering requirements adopted by Council.
- Subdivisions with laneway frontage must comply with 5.8 of the IDCP.
- Subdivision involving new local roads should incorporate, at minimum:

	Residential	Rural Residential	Commercial	Industrial	Rural
Reserve Width (excl. cul-de-sac)	18-20 metres	20 metres	22 metres	22 metres	20 metres
Kerb & Gutter	Yes	Yes (2000m^2 on ILEP Lot Size Map) No (1ha or more)	Yes	Yes	No
Sealed	Yes	Yes	Yes	Yes	Merit

2.8 Landscape

Outcome

- To maintain and enhance existing streetscape and landscape character and to preserve significant trees and landscape elements.

Acceptable Solution

- Existing landscape elements such as mature trees, rock formations, vegetation or water courses should, where possible, be preserved.
- Rear fences of a subdivision fronting public roads are discouraged. Where there is no alternative, landscaping between the rear fence and the public road is required.

2.9 Public Open Space

Outcome

- To ensure adequate provision, distribution and development of public open space in convenient locations and which meet the recreation needs of the community.

Acceptable Solution

- Subdivision within *New Residential Areas* may require open space to be provided. The provision of open space should be discussed with Council prior to the design of any subdivision.

2.10 Stormwater Drainage

Outcome

- To responsibly manage the collection and disposal of stormwater from development.
- To protect the quality of receiving waters.
- To ensure stormwater from development does not adversely impact on adjoining lands.

Acceptable Solution

- Piped (minor) systems are to be provided to control stormwater flows under normal operating conditions with an Average Recurrence Interval (ARI) of up to two years for residential subdivision and an ARI of up to 20 years for commercial and industrial subdivision.
- Overland (major) systems are to be provided to control stormwater flows under normal operating conditions with an ARI of up to 100 years in all subdivisions.
- Lot drainage must discharge to the roadway gutter wherever possible.
- Inter-allotment drainage is to be provided where considered necessary by Council.

- Stormwater for residential development must be designed to operate under a gravity system.
- Stormwater should be discharged to a street gutter, table drain or formal easement. Where this is not possible on-site stormwater detention may be required.
- A stormwater concept plan should be submitted with an application to Council.

2.11 Utility Services

Outcome

- To ensure residential, industrial and commercial areas are adequately serviced in a timely, cost-effective, coordinated and efficient manner.

Acceptable Solution

- The design and construction of utility services must conform to the specific standards of the relevant servicing authority.
- For subdivision requiring a new low voltage electricity supply, reticulation is to be via an underground supply system unless otherwise approved by Council.
- Where reticulated sewerage is proposed, the whole of each new lot in residential, commercial and industrial subdivisions should be serviced by gravity drainage.

Residential Subdivision – R1 General Residential Zone

- The following services are to be provided to each lot:
  - Reticulated water;
  - Reticulated sewer;
  - Electricity; and
  - Telecommunications.
- Street lighting is to be provided in new residential estates.
- An adequate reticulated water supply system is to be provided from Council's mains for fire fighting purposes in all urban subdivisions.

Residential Subdivision – RU5 Village Zone

- The following services are to be provided to each lot:
  - Reticulated water (if available);
  - Reticulated sewer (if available);
  - Electricity; and
  - Telecommunications.
- An adequate reticulated water supply system is to be provided from Council's mains for fire fighting purposes in all urban subdivisions.

Rural Residential Subdivision – R5 Large Lot Residential Zone

- The following services are to be provided to each lot:
  - Reticulated water for lots less than 12.5 hectares;
  - Reticulated sewer for lots less than 1 hectare;
  - Electricity; and
  - Telecommunications.
- Where reticulated sewerage is not proposed, it will need to be demonstrated that the proposed lots are suitable for on-site effluent disposal. This may require the submission of a Land Capability Assessment by a qualified consultant.

Commercial and Industrial Subdivision – B1 Neighbourhood Centre, B2 Local Centre, B5 Business Development and IN1 General Industrial Zones

- The following services are to be provided to each lot:
  - Reticulated water;
  - Reticulated sewer;
  - Electricity; and
  - Telecommunications.

Commercial and Industrial Subdivision – RU5 Village Zone

- The following services are to be provided to each lot:
  - Reticulated water (if available);
  - Reticulated sewer (if available);
  - Electricity; and
  - Telecommunications.

Rural Subdivision – RU1 Primary Production Zone

- The following services are to be provided to each lot where a dwelling can be constructed:
  - Electricity; and
  - Telecommunications.

Other Subdivision – E3 Environmental Management and E4 Environmental Living Zones

- The following services are to be provided to each lot:
  - Reticulated water for E4 Environmental Living zones;
  - Reticulated sewer for E4 Environmental Living zones;
  - Electricity; and
  - Telecommunications.

2.12 Land Use Conflict

Outcome

- To ensure that a subdivisions capability for land use and development minimises any potential conflict with existing land use and development within the vicinity.

2.13 New Residential Areas

This section of the IDCP applies to land shown as the New Residential Areas on the maps at Figure 2.1 and 2.2. This land comprises two *'New Residential Areas'* to the north and south of the Gwydir Highway on the eastern side of Inverell (Figure 2.1) and the other to the west of Inverell on the eastern side of Jardine Road (Figure 2.2).

Outcome

- To ensure that an overall development framework is established for New Residential Areas so that future development may be undertaken in an orderly manner. This will be achieved through the preparation and adoption of a Structure Plan for each New Residential Area. The Acceptable Solutions of this chapter must be met prior to an application being made for the development of the land.

Acceptable Solutions

The preparation of a Structure Plan that addresses the following:

General

- A description of the relationship between the land and adjoining land;
- Provision for a range of lot sizes and the estimated lot yield;
- Any sites of conservation, heritage or archaeological significance and how they will be managed;
- Any sites for commercial and/or community use;
- The staging and anticipated timing of development;
- Identification of bicycle and pedestrian path links between the land and other urban development;
- Identification of drainage lines; and
- Location and areas of public open space.

Roads

- A collector road layout plan showing linkages with the existing road network;
- Residential neighbourhoods that will allow for a predominantly north south grid pattern of local streets to optimise solar orientation of lots;
- A general grid patterned street network that follows the contours of the land; and
- Any part of the site which adjoins land that is within a watercourse or public open space (including proposed public open space and reserves) must have an interface with a road to provide a highly visible edge and to define the boundary to the natural environs.

Environment

- Appropriate setbacks and/or buffer treatments to the Macintyre River and its floodplain; and
- Assessment and identification of any remnant native vegetation to be retained.

Infrastructure

- Arrangements for provision of water, sewer and stormwater drainage infrastructure; and
- The location of service corridors for water and sewer mains and stormwater drainage infrastructure which avoids the removal of native vegetation on the land and adjoining land.

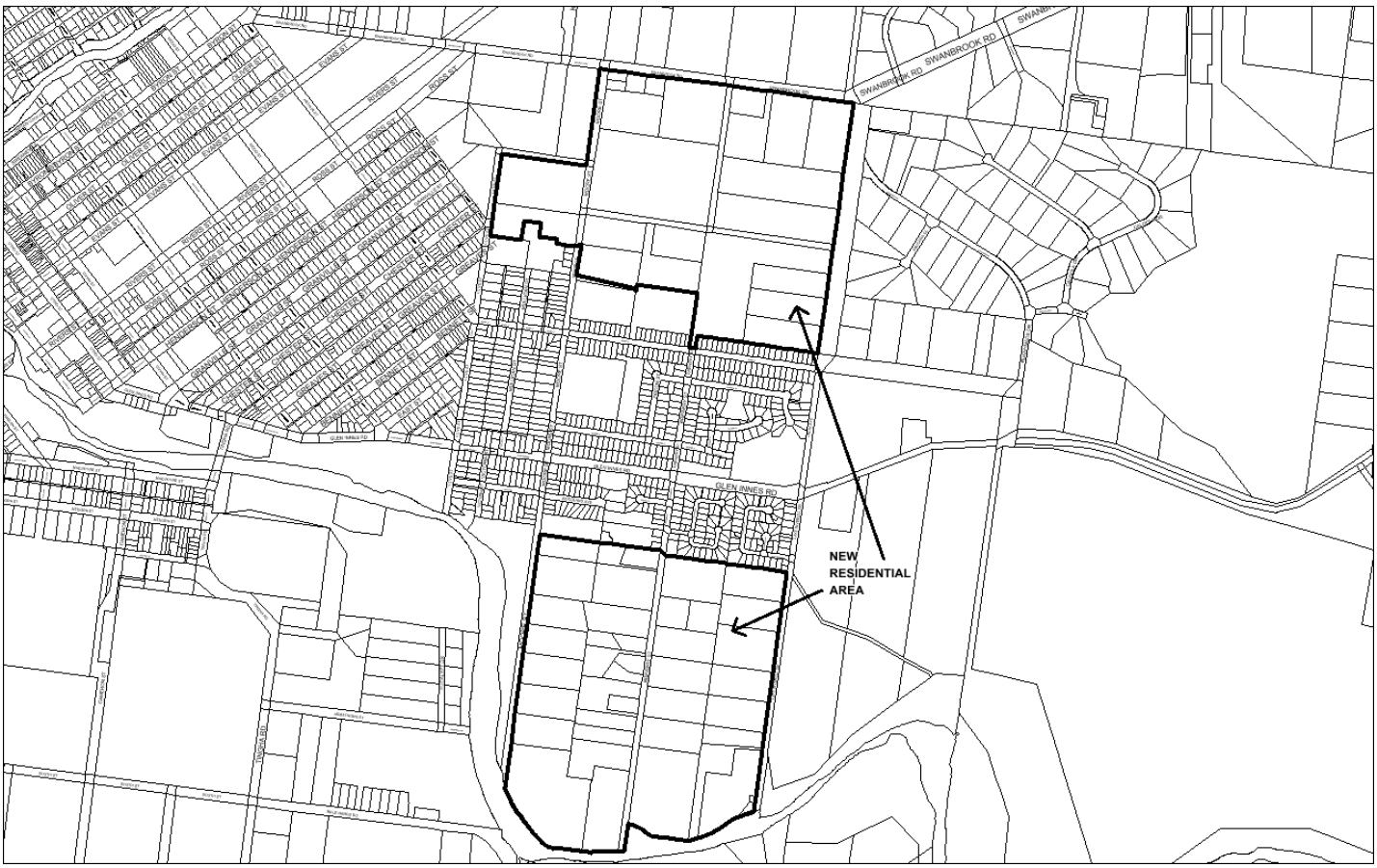


Figure 2.1 – New Residential Areas East Inverell

Figure 2.2 – New Residential Areas West Inverell