

Part C

Subdivision Requirements



PART C SUBDIVISION REQUIREMENTS

Contents

C1. Subdivision.....	3
C2. Introduction	4
C2.1 General design principles	4
C2.2 Application.....	5
C2.2.1 Approval process	5
C3. General requirements	6
C3.1 Site hazards.....	6
C3.2 Road design and construction.....	8
C3.3 Filling and levelling	10
C3.4 Services	11
C3.5 Drainage.....	12
C3.6 Existing development and heritage	14
C3.7 Environmental protection.....	15
C3.8 Landscaping.....	16
C4. Specific requirements	19
C4.1 Residential subdivision	19
C4.2 Rural and environmental areas.....	21
C4.3 Commercial and industrial development	22

C1. Subdivision

About this part:

This part provides the requirements and design details for subdivision of land.

Applies to:

All subdivision development in the Greater Taree Local Government Area.

Date adopted by Council:

14 October 2009

Effective Date:

25 June 2010

Objectives

- o Encourage the efficient use of land;
- o Protect and enhance the built and natural environment of the Greater Taree local government area;
- o Protect the amenity of existing development by ensuring a high standard of design and construction in new subdivisions;
- o Ensure that all subdivisions and the potential impacts of such subdivisions and subsequent development take account of the principles of environmental sustainability;
- o Encourage solar efficient subdivision designs that will assist in ensuring that subsequent development is significantly more energy efficient than conventional development;
- o Encourage the implementation of environmental buffers and provide opportunities for repair and enhancement of natural systems, especially on land previously degraded;
- o Ensure that subdivision and housing take account of physical constraints such as bushfire, flooding, landslip etc;
- o Ensure adequate vehicular access from the gazetted public road system to each new lot;
- o Ensure all proposed lots are suitably proportioned and physically capable of development;
- o Establish a consistent and coordinated approach to the creation of residential, rural residential, rural, environmental, and commercial and industrial lots throughout the Greater Taree LGA, which ensures each lot is provided with an appropriate level of services, access and amenity, including solar access, privacy, landscaping;
- o Protect cultural resources (places of cultural and environmental heritage value) from land use or management practices which may lead to their degradation or destruction.

C2. Introduction

The impacts of land subdivision, both environmental and socio-economic, are increasingly recognised and scrutinised. Subdivision should not only occur with minimal environmental impact but also, where practical, and particularly in the case of rural subdivision, some environmental benefit should result, through repair of environmental damage, revegetation of degraded areas, establishment of vegetation and wildlife corridors and buffers.

This section provides comprehensive guidelines for the subdivision of land, where such a land use is permissible under the provisions of the current Local Environmental Plan (LEP).

C2.1 General design principles

Good subdivision design goes beyond the application of the controls outlined below.

Careful appraisal and systematic analysis of the site with consideration of all the natural and man-made constraints is required to ensure that its best qualities are used most effectively to suit the proposed development.

In determining the suitability or otherwise of any subdivision application, considerations of the following matters are important:

- Slope and orientation of land;
- Considered orientation of allotments;
- Configuration of the land to ensure future usability;
- Hazards such as soil stability, flooding, erosion and bushfires;
- 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;
- The scenic quality of the landscape, including protection of dominant ridge lines and hilltops, or other visually prominent locations;
- Protection of character of existing waterways;
- Availability of services and utilities;
- Provision of adequate site drainage;
- Provision of public open space;
- Possible need to retain existing subdivision character;
- Heritage and archaeological conservation;
- Adequacy of each site considering the proposed use and relevant development standards such as set backs, car parking, landscaping etc;
- The relationship of the subdivision layout to adjacent land suitable for subdivision;
- Enhancement of existing or future subdivision and village character;
- Location of boundaries along natural features such as drainage lines where appropriate in order to minimise the likelihood of soil erosion.

C2.2 Application

C2.2.1 Approval process

Consent Authority

Development consent may only be obtained by lodging a Development Application with the Council.

Development consent does not cover the detailed construction aspects of subdivision. A Construction Certificate will need to be obtained prior to commencing any construction work on site.

Certification of Works

Subdivision Certificates

A Subdivision Certificate is a certificate issued on the final plan of subdivision that authorises the registration of the plan with the Land and Property Management Authority. The certificate will be issued upon provision of evidence demonstrating compliance with all conditions of development consent.

Note:

The State government does not currently allow private certifiers to approve subdivisions.

Development Standards

Local Environmental Plan 2010 sets the minimum lot size requirements for subdivision and the corresponding dwelling entitlement. Development standards may also be included.

All applicants should refer to Local Environmental Plan 2010 to establish what the development standard is for any particular land use zone.

C3. General requirements

This section provides design guidance and standards for subdivision in all zones, where permitted under the provisions of the Local Environmental Plan 2010.

C3.1 Site hazards

Explanation

Thorough consideration of the inherent hazards of the site will ensure that any development on that site enhances and effectively uses the best qualities to suit the proposed development and minimises any potential risks to property or life.

Objectives

Should the subdivision of rural and large lot residential zoned land be likely to impact on existing vegetation, an **approval may be required from the local Catchment Management Authority under the Native Vegetation Act, 2003**

- Ensure adequate assessment of any risks to development are identified and responded to at the Development Application stage, including minimising;
- The risk of periodic inundation or flooding to development;
- The risk of damage to urban development due to unstable ground conditions;
- The risk of damage to urban development from coastal hazards including transmigration, coastal erosion and/or climate change;
- Adverse impacts of urban development such as soil erosion;
- The exposure of development to bush fire;
- Exposure to any other risk including toxic waste etc;
- Any potential risk for air safety in areas near airports.

Performance Criteria

1. Where roads and other engineering works are to be carried out, engineering plans must be lodged with the application. For detailed engineering and construction requirements for subdivision, reference should be made to Council's Auspec Development Specification. Applicants are advised to consult with Council's engineers prior to lodging an application.
2. Should the subdivision be likely to have an impact on any threatened species, populations or ecological communities, a Species Impact Statement will be required. A 7-part test will be required to be submitted with the subdivision application to indicate likely ecological impacts.
3. Where native vegetation is to be impacted, an ecological assessment, carried out by a qualified ecologist, is to be submitted with the application and the relevant approvals are to be sought.
4. Where a subdivision proposal is located on bushfire prone land, the applicant shall comply with *Planning for Bushfire Protection Guidelines* produced by the NSW Rural Fire Service.

Bushfire Safety Authority is issued as outlined in Section 100B of the **Rural Fires Act, 1997**.

Land contamination is regulated through the **Contaminated Land Management Act 1997** and **State Environmental Planning Policy (SEPP) 55 – Remediation of Land**. Applicants are advised to refer to this legislation if there is the possibility of land contamination on site.

Part E of this DCP contains the **Flooding Requirements** and should be read in conjunction with this part.

5. Where a subdivision proposal requires an on-site sewerage management system to dispose of effluent the applicant shall comply with the Development Assessment Framework in Appendix E.
6. The establishment of asset protection zones within environmental zones shall be avoided.
7. Where a subdivision proposal is on land identified as being potentially subject to landslip, the applicant shall engage a geotechnical consultant to prepare a report on the viability of subdividing the land and, if viable, provide recommendations as to the siting, the type of buildings and waste water treatment systems which could be permitted on the subject land.
8. In areas suspected to contain contaminated land, Council may require the completion of a preliminary site investigation prior to considering an application to subdivide. Should contamination be found, Council will require a detailed site investigation carried out in accordance with the Department of Environment and Climate Change guidelines for *Consultants Reporting on Contaminated Land*, followed by any remedial action plan, validation and monitoring as required. A site audit statement prepared by an accredited site auditor will be required on completion of remediation.
9. In areas subject to flooding and inundation, subdivision of land will not be permitted where any lot to be created will be fully inundated by a 1% flood and the creation of such a lot will create potential for increased intensity of development on flood prone land. In assessing whether or not land will be wholly inundated by 1% flood, Council will disregard any proposals for filling that land.
10. In areas subject to coastal hazard, subdivision design shall take into account the likelihood of short and long-term coastal recession, and dune transmigration.
11. Development within the vicinity of Taree Airport shall take into account the potential impact of the height limitations and aircraft noise on development.

C3.2 Road design and construction

Explanation

Well considered road design and location will assist with orientation of allotments, ease of access to and through the subdivision, pedestrian walkability, and enhance the natural attributes of the locality.

Objectives

- Provide roads consistent with their function within the road network, having regard to their safety and visual impact;
- Provide sufficient road reserve, carriageway and verge widths to allow roads to perform their designated functions within the road network;
- Allow all users of the road, including motorists, pedestrians and cyclists, to proceed safely, conveniently and with minimal delay;
- Provide access for emergency and service vehicles, in particular garbage service vehicles, to all dwellings;
- Provide opportunities for public transport such as facilitating connections with the bus networks;
- Provide opportunities for cycleways such as facilitating connections with cycleway routes;
- Accommodate sufficient on-street parking;
- Accommodate and co-ordinate the location of public utility services and drainage systems without adversely affecting road pavements;
- Provide road pavements and edges that are appropriate for the control of vehicle movements, perform any required drainage function, are structurally adequate and use materials that reinforce the residential function of the street;
- Minimise road construction and life cycle costs without compromising other objectives;
- Minimise the need for earthworks due to road construction;
- Ensure safe and convenient access is available to each new lot created;
- The impact of new road or access way works on existing residents should be minimized.

Performance criteria

Where subdivision involves the construction of new roads, the road network to be established shall be designed in such a manner that will enable each lot to be developed and accessed in a practical and feasible manner.

1. Road and access way construction should take account of existing topography, vegetation, open space systems and natural constraints vegetation. Cut and fill should be minimised and vegetation retained wherever practicable.
2. In cases where the road is to serve a dual function, i.e. where the road may be required to act as a drainage floodway, flows should be contained within the road reserve. Depths and velocities will be restricted in accordance with the design criteria included within *Australian Rainfall and Runoff I.E (Aust) 1987*.

Applicants are advised to refer to the:
Guide to Traffic Engineering Practice published by NAASRA, and
Policies, Guidelines and Procedures for Traffic Generating Developments published by the Roads and Traffic Authority of NSW.

3. Unless specified elsewhere in this Part, the configuration of road shall accord with Council's Auspec Design Specification and other approved standards referenced therein. Pavement widths, depths and similar requirements are contained in this document.
4. Streets should not operate as through traffic routes for externally generated traffic.
5. Access from individual lots to major roads should be minimised. The use of minor roads for such access is desirable wherever practicable.
6. The applicant shall be responsible for connecting new to existing road construction. Where a subdivision adjoins an existing road of a standard less than Council's current standard, full width or half-width plus 3m road pavement construction, kerbing, footpath, and ancillary drainage shall be provided along the full length of the frontage to approved standards.
7. All roads to be dedicated to Council are to be constructed to Auspec Design Specification Standards.
8. Roads and lots should be located so that residential dwellings are not subjected to unacceptable traffic noise.
9. Street name signs shall be erected at the junction of all roads in the subdivision in accordance with Council's guidelines. Proposed street names shall be submitted to Council for approval prior to use.
10. The road network should facilitate walking and cycling within the neighbourhood and pedestrian and cycleway connections to local activity centres.
11. The alignment of footpaths should allow safe and convenient use by pedestrians and cyclists and should be variable enough to accommodate trees and other significant features.
12. Pedestrian and cyclist paths should be constructed to provide a stable and attractive surface for projected users which is easily maintained and meets the criteria of *Crime Protection Through Environmental Design* (CPTD).
13. Bus routes and stops to be provided in accordance with the required standards.

C3.3 Filling and levelling

Explanation

Filling and levelling has the potential to significantly alter the natural landscape, drainage and stability of the landscape. Development should integrate with the existing landscape and minimise the need for cutting and filling of land, where possible.

Objectives

- Minimize the impacts of cutting and filling on natural and built environments.

Performance criteria

1. Siteworks are to be planned to allow topsoil to be stripped, stockpiled and reused on the site. No soil is to be removed from the site without consent.
2. Filling and levelling shall not adversely affect adjoining land and shall be carried out to Council's satisfaction, as indicated on approved engineering plans.
3. The quality laying and compaction of fill will be required to meet Council's engineering standards. Geotechnical certification may be required to indicate compliance with Council's engineering standards and relevant Australian Standards.
4. Levels shall generally be adjusted so that lots drain to the street and/or the stormwater drainage system. Where required, a system of inter-allotment drainage shall be installed to prevent or ponding of water, or intensification of runoff on to adjacent land.
5. Cutting and filling should be planned to minimise damage or disturbance to existing vegetation.
6. Erosion control and sediment control principles shall be implemented in accordance with Part G of this DCP.

C3.4 Services

Objectives

- Provide public utilities to each allotment, generally within road reserves, in an efficient and cost-effective manner;
- Maximise the opportunities for shared (common) trenching and reduced restrictions on landscaping within road reserves;
- Ensure rural, residential, industrial and commercial areas are adequately serviced in a timely, cost-effective, coordinated and efficient manner.

Performance criteria

1. All lots to be created in unsewered areas must be provided with suitable means of effluent disposal in accordance with the requirements of Council's *Onsite Sewage Development Assessment Framework* (DAF 2012) in Appendix E.
2. Reticulated water and sewerage services shall be provided to all lots within urban (with the exception of lots in zone R5 shown on the lot size maps as having a minimum lot size of 10,000m² or 15,000m²) and Industrial and Commercial areas.
3. In Rural, Environmental and R5 Large Lot Residential areas shown on the lot size maps as having a minimum lot size of 15000m² each lot shall be capable of supporting a suitable onsite sewage management system in accordance with the requirements of Council's *Onsite Sewage Development Assessment Framework* (DAF 2012) in Appendix E.
4. Reticulated electricity supply shall be made available to all lots. Underground power shall be provided to all lots in urban, commercial and industrial areas.
5. Provision of written evidence of compliance with the requirements of all relevant service authorities shall be supplied by the applicant prior to release of construction certificate or subdivision certificate, as may be appropriate.
6. Compatible public utility services should be located in common trenches so as to minimise the land required, soil erosion and the cost of providing the services.
7. Adequate buffers should be maintained between utilities and houses to protect residential amenity and health.
8. The provision of utility services should not detrimentally impact on the landscape character of an area, or detrimentally impact vegetation corridors.

C3.5 Drainage

Objectives

- Provide an efficient and effective stormwater system which can be maintained economically;
- Facilitate the principles of integrated water cycle management and water sensitive urban design;
- Provide a stormwater system which utilises open space in a manner compatible with other uses;
- Control flooding and enable access to allotments, stabilise the land form and control erosion;
- Prevent stormwater damage to the built and natural environment;
- Provide overflow paths to convey large stormwater flows to trunk drainage systems;
- Minimise urban run-off pollutants to watercourses;
- Prevent both short and long term inundation of development;
- Prevent risk to human life or property;
- Prevent soil erosion and sedimentation.

Performance criteria

1. Drainage systems shall be designed and constructed in accordance with Council's Auspec 1 Design Specification. Natural drainage systems should be incorporated into designs where possible.
2. The major system must be able to accommodate the ARI=1:100 year and meet the safety criteria of the current Australian Rainfall & Runoff (AR&A). If capacity is limited in some way the underground (minor) system must be capable of safely conveying the balance. The minor system shall have a minimum capacity of 1:5 year ARI.
3. Drainage from subdivision sites should be consistent in both water quality and quantity terms with the predevelopment storm water patterns ie, neutral or no net increase on water quality and quantity. (This clause overrules the Table 4.2 in Council's Stormwater Management Plan 2000)
4. Water quality in water courses near subdivisions is to be protected by way of appropriate structures and/or filter mechanisms.
5. Drainage systems should be designed so as to ensure safety and minimise the likelihood of storm water inundation of existing and future dwellings.
6. Adequate provision should be made for measures during construction to ensure that the landform is stabilised and erosion controlled.
7. Where subdivisions drain either directly or indirectly into natural waterways, careful consideration of the impact of the development on erosion, pollution and sediment loading will be required.

8. Easements to drain water, shall be created over drainage channels, pipelines and associated works located within the proposed allotments. Proposals may require the creation of easements over downstream properties for drainage purposes.
9. Pump systems will not be permitted for other than underground car parking in large sites.
10. Drainage reserves may be required over natural and artificial watercourses.
11. Consideration will be given to the likely effects of flooding in determining any application. Land will generally be required to be filled to the General Flood Planning Level. Any development shall conform to Part E of this DCP and particular flood management plans where relevant.
12. Works as executed drawings are to be supplied upon completion of works.
13. Erosion control and sediment control principles shall be implemented in accordance with Part G of this DCP and details to be provided at the Engineering design stage in accordance with the principles outlined in the publication *Managing Urban Stormwater, Soils and Construction* issued by the Department of Housing (commonly known as the *Blue Book*).
14. Integrated water cycle management and water sensitive urban design principles shall be incorporated into the drainage design.
15. Drainage from existing dwellings to the subdivision shall be allowed for in the design by way of interlot drainage and easements.

C3.6 Existing development and heritage

Objectives

- Ensure future development relates to existing development in a manner which minimises any potential adverse impact on the existing development;
- Ensure protection of European and Aboriginal heritage.

Performance criteria

1. Subdivision design is to take into account and integrate with the location of adjoining development and surrounding subdivision patterns, especially adjoining residential development, in the design of roads, open space and in the location of lots. Where there is an established street setback pattern or streetscape, this is to be followed.
2. Subdivision is to be designed to be able to integrate and connect with future adjoining land subdivisions.
3. Landscape buffers or like features shall be incorporated within subdivision design to provide separation between land uses where conflict may arise.
4. Subdivision should be sympathetically designed to minimise the impact on heritage items of the subject land or adjoining lands.
5. Subdivisions should be sympathetically designed to ensure that the existing heritage value of the streetscape and character of the area is maintained.
6. Adequate curtilage is to be provided around heritage items to provide an appropriate buffer.
7. A subdivision proposal on land within a conservation area and/or on land which contains, or is adjacent to, an item of environmental, Aboriginal or European heritage should illustrate the means proposed to preserve and protect such items. In this respect a heritage impact statement should accompany the application.

Some development on coastal lands is regulated through **State Environmental Planning Policy (SEPP) 71 - Coastal Lands**. Applicants are advised to refer to this policy if the site is a coastal location.

Applicants are advised to consult with Council to determine whether subdivisions will constitute **'Designated Development'** and require an Environmental Impact Statement.

This part should be read in conjunction with Part G for criteria for **site design** and **erosion and sediment control**.

C3.7 Environmental protection

Objectives

- Protect and minimise the risk of degradation of unique or sensitive environments such as wetlands, littoral rainforests, estuarine and coastal areas and ecosystems;
- Protect the scenic quality of a locality.

Performance criteria

1. Vegetation cover should be retained wherever practicable.
2. Vegetation should be enhanced where it forms a link to other bushland areas, buffer zones, wildlife corridors and the like.
3. Allowance for the movement of fauna species on sites should be maximised to maintain biological diversity.
4. Vegetation which is scenically and environmentally significant should be retained.
5. Vegetation which adds to the soil stability of the land should be retained.
6. All subdivision proposals should be designed so as to minimise fragmentation of bushland.
7. Opportunities for revegetation will be pursued as part of the subdivision process as a trade off for site development and as a means of value adding to the environment. In particular, revegetation of any existing creeks, streams and drainage lines, or repair and revegetation of eroded or otherwise degraded areas should be considered.
8. Degraded areas are to be rehabilitated as part of the subdivision.
9. Watercourses and drainage lines to be retained as part of the subdivision scheme and are to be stabilised and revegetated with appropriate native species.
10. Environmentally sensitive areas are to be preserved and enhanced with appropriate native vegetation and buffers where necessary.

C3.8 Landscaping

Explanation

Planting can contribute a great deal to the visual character of a local area. Landscaping is an important consideration at the subdivision design stage to ensure that existing vegetation and landscaping opportunities are an integral part of this design process. Landscaping in this instance includes vegetation conservation, public and private open space areas, street tree planting and the like.

Objectives

- Ensure that landscaping is considered as an integrated part of the design process;
- Retain and enhance significant trees and exiting vegetation that may contribute to a local area landscape quality;
- Maintain the ecological balance of the local area, using indigenous plants planting known to suit local conditions;
- Maintain the visual amenity of existing streetscapes and enhance the appearance and amenity of development;
- Maintain existing levels of density of trees.
- Ensure no adverse impact on amenity or structure of adjoining properties.

Performance criteria

1. The overall design of any subdivision, whether residential or rural residential, should set aside open space which incorporates existing trees where practical.
2. Housing sites should be confined to below ridgelines, so as not to become the dominant feature of the landscape.
3. Flat cleared land should be set aside for active recreation.
4. In approving a subdivision application Council may require the lodgement of a Landscape Plan to the satisfaction of Council and the undertaking of works as documented therein. These plantings shall be continuously maintained for a minimum of twelve (12) months.

Residential subdivision

Every new residential lot shall include street tree details in the landscaping plan.

Prior to street tree planting in residential subdivisions the following must be determined:

- Type and classification of the road (see Essential Energy's Guidelines);
- Location of all in ground and above ground utility services;
- Councils preferred location, i.e. distance off the kerb;
- Location of traffic signals and signs. Consideration of sightlines is of prime importance (see RTA's Guidelines); and
- Street lighting considerations;

The planting theme should be simple, with preferably the use of one species per street or one species for each side of the street.

Tree species selection should be based on:

- Longevity;
- Ability to withstand disease and pest attack;
- Low water requirements;
- Minimal maintenance, e.g. pruning;
- Their ability to provide habitat for native wildlife;
- Visual amenity;
- Whether they are indigenous to the local area.

Large lot residential subdivision

The scale of the tree, i.e. their mature height and spread, should also be considered. Wide streets require larger scale trees, narrow streets, smaller scale trees. Trees that become a problem, i.e. cause kerbs to lift and break; drop seed/fruit and limbs; invade pipes and cause too much shade in adjoining residences should be avoided. Street tree planting in rural residential areas should be a natural extension of the surrounding landscape.

The pattern of natural groupings of trees should be repeated and reinforced with additional plantings. Regimented planting schemes (e.g. on grids or in lines or at regular spacings) are not advisable. The selection of trees should be confined to those naturally occurring in the area, i.e. indigenous species.

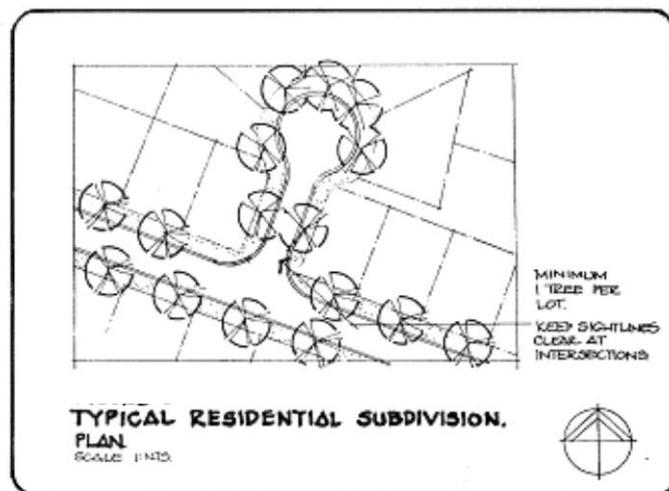


Figure 1 Typical plan residential subdivision landscaping treatment

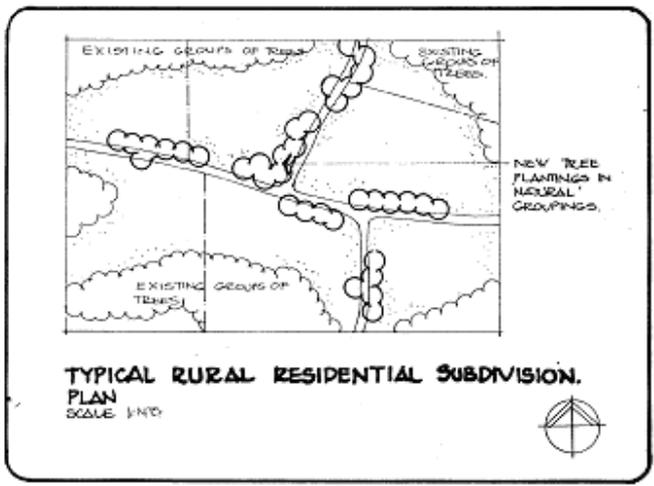


Figure 2 Typical plan rural residential subdivision landscaping treatment

C4. Specific requirements

C4.1 Residential subdivision

Explanation

This section applies to areas that are zoned Residential, including Large Lot Residential.

Objectives

- Provide for each lot sufficient area and dimensions that will enable the construction of a dwelling and ancillary outbuildings and private outdoor space with solar and daylight access;
- Minimise potential legal issues regarding numerous users of rights of carriageway;
- Rationalise servicing within battleaxe handles; and
- Promote more orderly development of land.

Performance criteria

1. Site frontage shall be sufficient to permit vehicular and pedestrian access to the site.
2. Lots shall be of suitable dimension and orientation to ensure good solar access to future development. On roads running north-south, lots may need to be widened to provide for solar access and prevent overshadowing of dwellings and private open space.
3. Residential development will only be considered where reticulated water and sewerage is available to the proposed subdivision.
4. Each lot should have a depth to frontage ratio sufficient to avoid the possibility of 'gunbarrel' type development and permit development to respond to particular site circumstances such as orientation, topography etc.
5. Lots should be designed to allow the construction of a dwelling with a maximum cut or fill of 1m from the natural ground level.
6. Where land slopes are generally greater than 5%, road and lot design should provide for dwellings to be generally parallel with the contours to minimise earthworks.
7. Lot sizes should be increased where sites are steep or contain significant landscape features including water courses and easements.
8. Battle-axe lots will only be permitted where the size of the lot (excluding the access handle) has a minimum area of 650m². Where a reduced lot size is proposed for a battleaxe block (less than 650m²) the applicant will need to demonstrate that all other performance criteria relevant to amenity and access can be met.
9. Only one battleaxe Lot is to be created behind any full frontage lot as illustrated in Figure 3.
10. Access to a single battle-axe lot shall have a minimum width of 4m.
11. Access to two battle-axe shaped lots, when combined, shall have a minimum width of 5m.

This part should be read in conjunction with Appendix E On-site Sewage Development Assessment Framework

12. Where greater than two (2) allotments are to gain access from a shared driveway a Community title arrangement should be entered into to create the roadway as a Community Lot.

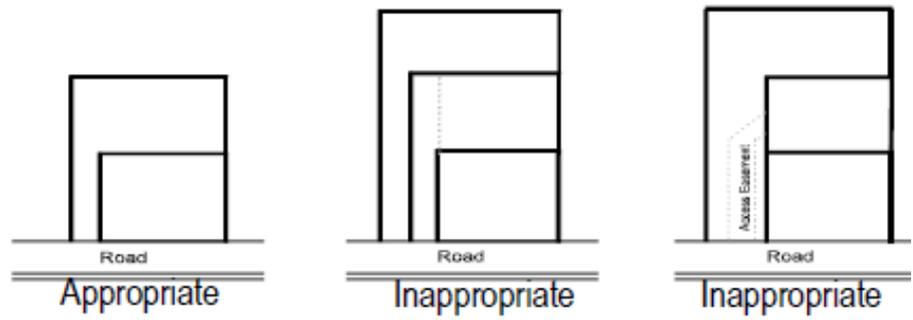


Figure 3 – Battle-axe blocks

C4.2 Rural and environmental areas

Explanation

This section applies to areas that are zoned Rural (with the exception of the RU5 Village zone) or Environmental Protection, where permitted. It does not apply to the Large Lot Residential zone.

Objectives

- Ensure that development will have minimal impact on significant views and vistas;
- Ensure that subdivision design compliments the existing cultural and landscape characteristics of the locality or region;
- Ensure appropriate access is provided to all allotments;
- Avoid the fragmentation of rural lands of significant agricultural value;
- Avoid the fragmentation and development of lands of significant environmental value.
- Building envelopes, access ways and roads shall avoid steep slopes.

Performance criteria

1. Subdivision of escarpments, ridges, and other visually interesting places should be managed in such a way that the visual impact rising from development on newly created allotments is minimal.
2. A maximum of three (3) allotments may gain access from a right of carriageway. A right of carriageway will only be acceptable where it is determined that it is not practical to provide constructed road access and that a practical access route over the right of carriageway can be achieved.
3. A frontage of not less than 200m shall be provided to any arterial road.
4. Where greater than three (3) allotments are to gain access from a shared driveway a Community title arrangement should be entered into to create the roadway as a Community Lot.

C4.3 Commercial and industrial development

Explanation

This section applies to areas that are zoned Business and/or Industrial.

Objectives

- Facilitate the development of a range of sites appropriate to the type and size of activity occurring in Greater Taree;
- Avoid fragmentation of land suitable for industrial and commercial uses and employment;
- Maintain and protect the environmental amenity of adjacent land uses;
- Provide a high level of amenity within each subdivision;
- Ensure appropriate levels of service are achieved for utilities and the road network;
- Ensure environmental constraints and impacts, such as flooding, drainage, vegetation, erosion etc are adequately considered and addressed;
- Ensure appropriate opportunity exists to reconcile issues associated with development of land including access, car parking and manoeuvring;
- Optimise land use and utility.

Performance criteria

1. The size of lots should provide sufficient space to accommodate the use and buildings envisaged, make allowance for possible future expansion and allow the site to function properly and efficiently in terms of development requirements. These requirements may relate to factors such as safe ingress and egress, vehicular movement with the curtilage of the site, parking, deliveries, storage and waste/bin areas, boundary setback requirements and landscaped areas.
2. The minimum width of a lot in an industrial zone shall be 30m at the building line.
3. Industrial subdivision will only be considered where reticulated water and sewerage is available to the proposed subdivision.