22.12 RESIDENTIAL SUBDIVISION AND DESIGN

This policy applies to the design of subdivisions for residential development and will be used in conjunction with Clause 56.

Policy Basis

The City of Wodonga has a high level of residential amenity due to the presence and location of public open space, the linkage of open space and provision of pedestrian and bicycle access. This high level of public open space is due to the establishment of areas in excess of the minimum 5% as required by the Subdivision Act. Wodonga’s open space has been historically been provided at areas up to 15% of the area of the site to be developed.

Objectives

- To ensure residential subdivisions provide a high standard of amenity.
- To ensure residential subdivisions include and have access to well planned and linked areas of public open space.
- To maintain an effective balance between the efficient provision of infrastructure and sustainable development of the city.
- To ensure residential subdivisions provide for a safe and well designed urban environment.

Implementation

Open Space

It is policy that:

- Public open space be provided up to a maximum of 15% of the site to be subdivided for residential purposes. This area should exclude areas such as drainage reserves and other land that may be considered unsuitable for development.
- Public open space be connected to the existing public open space system within the Wodonga region and located in accordance with the relevant Development Plan Overlay.
- The layout of public open spaces should contribute to the character of the development, provide for a range of uses and activities, is cost effective to maintain and contribute to on site infiltration of stormwater run-off.
- Public Open Space should be located in areas which enable established trees to be retained.
- The fencing of Public Open Space reserves be a uniform approved standard funded by the developer as part of subdivision construction.
- Land allocated for Public Open Space should be shaped and drained to the satisfaction of the Council.
- The area of land parcels dedicated to Public Open Space within a residential subdivision shall be a minimum of 4,000 square metres.
Urban Design

It is policy that:

- Lot layout integrates with the surrounding urban environment and encourages development to front major streets, through use of service roads, in preference to sound mounds.
- Lot layout ensures that major linear or regional open spaces are located to define boundaries rather than dissect them.
- Streets are designed, located and connected to allow safe and efficient movement of fire emergency vehicles. Generally the minimum width of roads shall be 6.0 metres face to face of kerb.
- Residential street design and the location of treed avenues is highly valued asset that contributes towards the amenity of the City. The design of lots should address the street and avoid a situation where the rear of lots and rear fences face the street.
- Advanced trees with a minimum height of 3 metres be used for street tree plantings and be in accordance with the preferred list of species as defined by the City Landscape Plan. Trees are to be supplied and installed by the developer in accordance with Council requirements.