

LAU-S6.0 Relbia Subdivision Specific Area Plan

LAU-S6.1 Plan Purpose

LAU-S6.1.1 The purpose of this specific area plan is to provide for a lot size consistent with the character of the area.

LAU-S6.2 Application of this Plan

LAU-S6.2.1 The specific area plan applies to the area of land designated as LAU-S6.0, identified in the Scheme as a number of Precincts. A map of LAU-S6.0 is shown here in Figure 6.1.

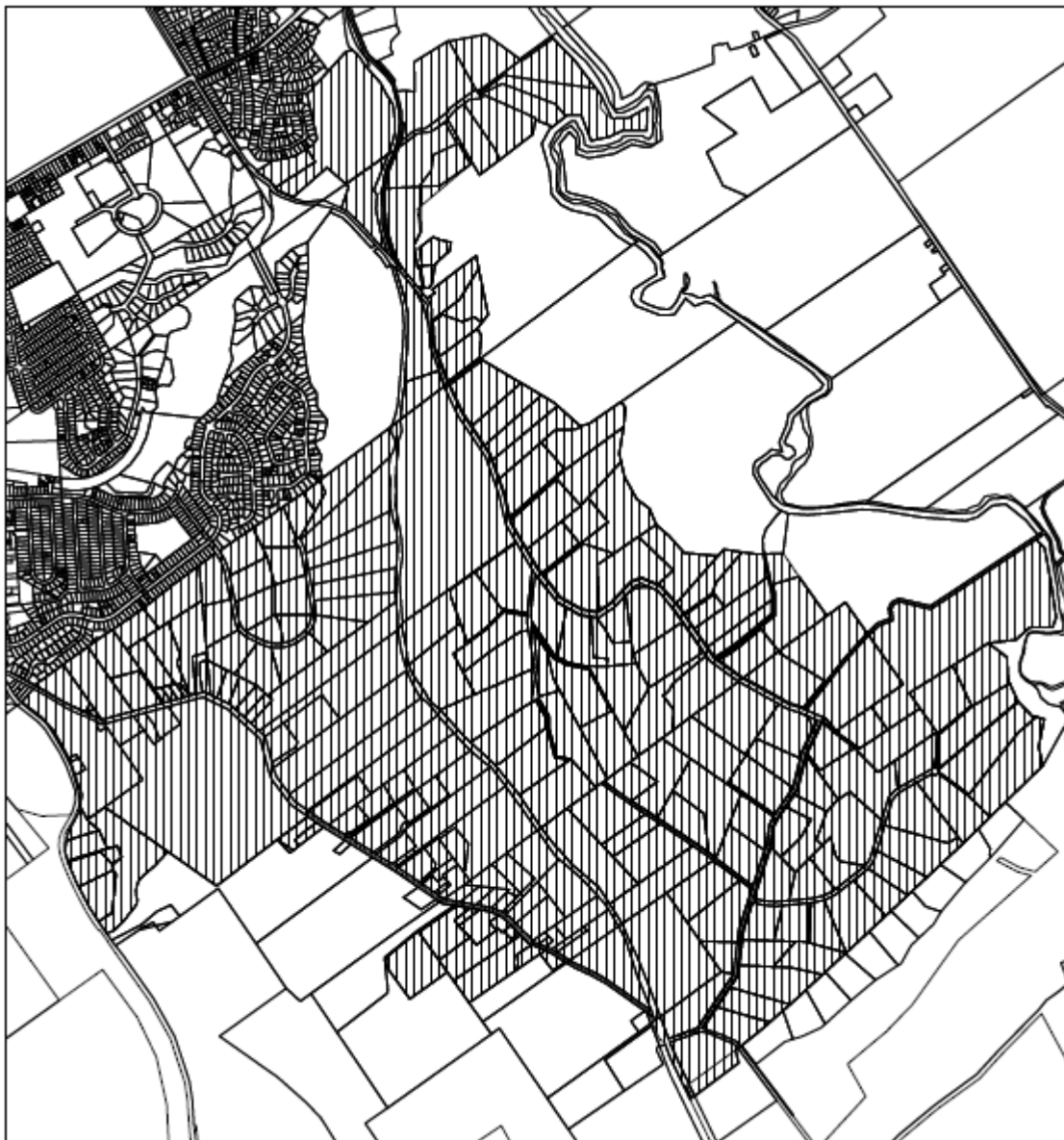


Figure F6.1

LAU-S6.3 Local Area Objectives

This sub-clause is not used in this specific area plan

LAU-S6.4 Definition of Terms

This sub-clause is not used in this specific area plan

LAU-S6.5 Use Table

This sub-clause is not used in this specific area plan

LAU-S6.6 Use Standards

This sub-clause is not used in this specific area plan

LAU-S6.7 Development Standards for Buildings and Works

This sub-clause is not used in this specific area plan

LAU-S6.8 Development Standards for Subdivision

This clause is in substitution to:

(a) Rural Living Zone - 11.5.1 Development Standards for Subdivision A1 and P1

LAU-S6.8.1 Lot size and dimensions

Objective:	
That subdivision preserve the character of the area by limiting subdivision potential and ensuring appropriate parcels of land are identified for future development for larger scale uses.	
Acceptable Solution	Performance Criteria

A1.1

Each lot, or a lot proposed in a plan of subdivision, within precincts C1, C3, C4, C5, C6, C7, E2, E3, E4, and E5 must:

- (a) have an area of not less than 4ha;
- (c) be required for public use by the Crown, a Council, or a state Authority
- (d) be required for the provision of utilities; or
- (e) be for the consolidation of a lot with another lot, provided each lot is within the same zone

A1.2

Each lot, or a lot proposed in a plan of subdivision, within precincts W1, W2, W3, W4, W5, E6, and E7 must:

- (a) have an area of not less than 2ha;
- (b) if less than 2ha per lot, subdivision must ensure an averaging provision of 2ha, with a minimum lot size of 1ha;
- (c) be required for public use by the Crown, a Council, or a state Authority
- (d) be required for the provision of utilities; or
- (e) be for the consolidation of a lot with another lot, provided each lot is within the same zone

A1.3

Each lot, or a lot proposed in a plan of subdivision, within precinct C2 must:

- (a) have an area of not less than 1ha;
- (b) be required for public use by the Crown, a Council, or a state Authority
- (c) be required for the provision of utilities; or
- (d) be for the consolidation of a lot with another lot, provided each lot is within the same zone

P1.1

Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must have a minimum lot size of 1ha, with a lot density of not less than one lot per 4ha, and must have sufficient useable area and dimensions suitable for its intended use having regard to all of the following matters:

- (a) the relevant requirements for development of existing buildings on the lots;
- (b) The character of the area;
- (c) The location of natural hazards;
- (d) The topography of the site;
- (e) Any natural or landscape values;
- (f) The impact of driveways and access points on the road network measured by and in terms of maintaining character;
- (g) The pattern of development existing on established properties in the area;
- (h) The functionality and useability of the frontage with respect to lot shape and surrounding character;
- (i) The ability to manoeuvre vehicles on site;
- (l) Any advice from the road authority; and
- (m) An agreement under Section 71 of the act must be entered into and registered on all lots within the subdivision preventing future subdivision of any lots created at a density greater than that allowable under the acceptable solution.

	<p>P1.2</p> <p>Each lot, or a lot proposed in a plan of subdivision, excluding for public open space, a riparian or littoral reserve or utilities, must have a minimum lot size of 1ha, with a lot density of not less than one lot per 2ha, and must have sufficient useable area and dimensions suitable for its intended use having regard to all of the following matters:</p> <ul style="list-style-type: none"> (a) the relevant requirements for development of existing buildings on the lots; (b) The character of the area; (c) The location of natural hazards; (d) The topography of the site; (e) Any natural or landscape values; (f) The impact of driveways and access points on the road network measured by and in terms of maintaining character; (g) The pattern of development existing on established properties in the area; (h) The functionality and useability of the frontage with respect to lot shape and surrounding character; (i) The ability to manoeuvre vehicles on site; (l) Any advice from the road authority; and (m) An agreement under Section 71 of the act must be entered into and registered on all lots within the subdivision preventing future subdivision of any lots created at a density greater than that allowable under the acceptable solution <p>P1.3</p> <p>No Performance Criteria.</p>
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LAU-S6.9 tables

This sub-clause is not used in this specific area plan