



RESIDENTIAL SUBDIVISION

The purpose of this information sheet is to assist applicants in preparing a planning permit application for a residential subdivision. Prior to making an application, it is essential that you understand the relevant policies and provisions applying to the land and how these will affect Horsham Rural City's consideration of your application.

POLICY BASIS

Applications **must** address the relevant parts of the Horsham Planning Scheme for a Residential Subdivision. This includes:

- Any relevant policies contained in the Municipal Planning Strategy and Planning Policy Framework
- The Decision Guidelines and Application Requirements of the relevant zone and overlays applying to your land (This may be General Residential 1, Township Zone, Low Density Residential Zone or Mixed-Use Zone)
- The residential development provisions of **Clause 56** (Referred to as "ResCode").

RELEVANT POLICIES IN THE MPS & PPF FOR RESIDENTIAL SUBDIVISIONS

The following policies **may be** relevant to your planning permit application for a residential subdivision and should be addressed:

- Clause 02-03-1 - Settlement
- Clause 02-03-6 - Housing
- Clause 11.01-1L - Settlement (Local Horsham Policy)
- Clause 11-02-1S - Supply of urban land
- Clause 16-01-1S - Housing supply

HOW DO THE RESIDENTIAL DEVELOPMENT PROVISIONS OF CLAUSE 56 (RESCODE) WORK AND WHAT DOES IT COVER?

Clause 56 specifies a number of objectives and standards which must be addressed. An objective describes the desired outcome to be achieved in the completed development. All applicable objectives must be met.

A standard contains the requirements to meet the objective. All applicable standards should be met, however if Horsham Rural City is satisfied that an application for an alternative design solution meets the design objective, the alternative design solution may be considered.

Clause 56 covers the following:

- Subdivision Site and Context Description and Design Response
- Policy Implementation
- Liveable and Sustainable Communities
- Lot Design
- Urban Landscape
- Access and Mobility Management
- Integrated Water Management
- Site Management
- Utilities

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CHECKLIST

- A completed application for a Planning Permit (online)
- A copy of the Certificate of Title including any covenants or agreements (produced within the last 3 months)
- Payment of the relevant application fee
- A written response against any relevant policies from the Municipal Planning Strategy and the Planning Policy Framework demonstrating how the proposal satisfies the purpose, objectives and decision guidelines
- A Neighbourhood and Site Description (as described in Clause 56) showing the following:
 - Site shape, size, dimensions, orientation, fill and contours
 - Natural features including vegetation, drainage lines, water courses and wetlands
 - The siting and use of existing buildings and structures
 - Street frontage features such as poles, street trees and kerb crossovers/access points
 - Location of services including drainage, other utilities and easements
 - Any identified natural and cultural features of the site
 - Significant views to and from the site
 - Noise and odour sources or other external influences
 - Soil conditions, including contamination, erosion, salinity, acid sulphate soils or fill
 - Adjacent uses
 - Any other factor affecting the capacity to develop the site
- *Applications for 3 or more lots must also describe in relation to the surrounding area:*
 - The pattern of subdivision
 - Existing land uses
 - The location and use of existing buildings and adjacent land
 - Abutting street and path widths, materials and detailing
 - The location and type of significant vegetation
- A Design Response (as described in Clause 56) which explains how the proposed design:
 - Derives from and responds to the site and context description
 - Responds to any relevant objective, policy, strategy or plan set out for the area
 - Meets the relevant objectives of Clause 56

The Design Response must include a dimensioned plan to scale showing the layout of the subdivision in context with the surrounding area

- 1 copy of fully dimensioned subdivision plan at preferred scales of 1:100 or 1:200 including:
 - The boundaries and dimensions of each lot
 - Area of each lot (m²) including any common property areas
 - Building envelopes (as required)
- Any application requirements as listed under the relevant zone or overlay in the Horsham Planning Scheme

Please note that this checklist is only for standard information required for the lodgement of a planning permit application. Additional information may be required depending on the application type.