

CHAPTER 6.13 TUMBI VALLEY – RESIDENTIAL

1.0 INTRODUCTION

1.1 Land to which this Chapter Applies

This Chapter applies to land in the Lower Tumbi Valley Urban Release Area, shown edged heavy black on Figure 1.

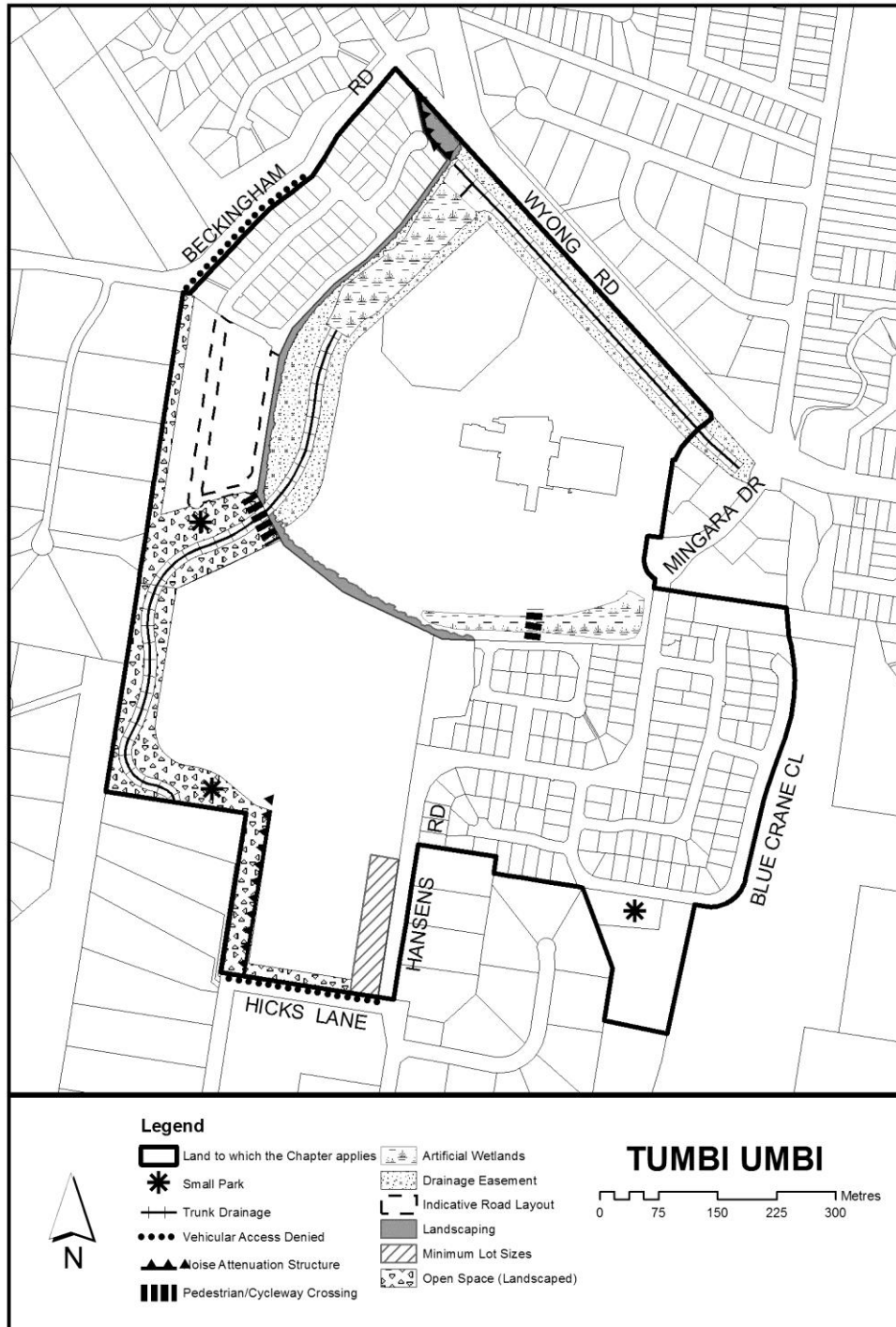


Figure 1 Land within Lower Tumbi Valley Urban Release Area to which Chapter 6.13 applies

1.2 Relationship to other Chapters and Policies

This Chapter should be read in conjunction with the WLEP 2013, other relevant chapters of DCP 2013 and the Southern Lakes District Development Contribution Plan. This Chapter takes precedence over other Council Codes and Policies unless otherwise specified. Other relevant Chapters of this Development Control Plan include, but are not limited to, the following:

- Chapter 2.1 – Housing and Ancillary Structures
- Chapter 3.3 – Floodplain Management
- Section 4 – Subdivision
- Council's Civil Works Design Guideline and Construction Specification

2.0 DEVELOPMENT PRINCIPLES

2.1 Rural / Residential Transition

OBJECTIVE

- To provide a transitional area between rural and residential properties

REQUIREMENT

A 15 metre wide Open Space (Landscaped) buffer shall be provided adjacent to existing rural/residential lots located adjacent to the west of the land covered under this plan in accordance with Figure 1. Existing vegetation shall be preserved within the 15 metre wide buffer and landscaping/fencing works provided to significantly enhance the function of the buffer as a transitional area.

2.2 Cycleways / Footpaths

OBJECTIVE

To provide a safe and efficient crossing of the drainage facility for pedestrians and cyclists

REQUIREMENT

A combined pedestrian/cycleway crossing of the drainage facility, 2.5 metres clear width between handrails and constructed above the 1% AEP flood level, is to be constructed in the location shown in Figure 1.

2.3 Open Space and Landscaping

OBJECTIVES

- To provide a high quality and varied residential environment with accessible open space and community facilities
- To provide for the protection and enhancement of the environment and local amenity

REQUIREMENTS

- a Three small developed parks with a total area of 1.1 hectare shall be provided in the locations identified on the plan, subject to the provisions of the Southern Lakes District Section 94 Plan. Minor variations in the location and configuration of open space, as a result of subdivision design may be acceptable.
- b The small park located on the western side of the drainage reserve, towards the western boundary of the development area, shall have a minimum area of 0.5 hectares and shall be not less than 30 metres wide.
- c No trees shall be removed from areas designated on the plan as open space unless approved by Council.
- d Where appropriate, small parks should be landscaped prior to each land release and designed to create attractive useable focal points. *Eucalyptus resinifera* and *Eucalyptus robusta* should be used as the major species in all landscaping proposals.
- e Noise amelioration areas, trunk drainage, buffer areas and land below the 1% AEP flood level (other than those identified on the plan as open space) shall not be accepted as contributing to open space requirements of a subdivision).
- f Small parks shall generally be located adjacent to low speed streets (less than 40km/h) and be designed to:
 - i deter impulsive moves onto the street through the judicious use of planting and/or fencing;
 - ii maximise visibility to passing drivers;
 - iii be accessed via road crossings located at slow points designed to limit the travel speed of vehicles.
- g Additional open space may be provided by the applicant providing it can be clearly demonstrated that it is likely to require minimal maintenance or be maintained by adjoining residents. Any additional open space will not be credited against any S.94 charges.
- h Tree species shall be selected to satisfy the physical requirements of the drainage channel and to provide maximum faunal habitat value within the drainage channels. *Eucalyptus robusta* and *Eucalyptus resinifera* shall be used as the dominant species in landscaping programmes. Other species suggested include *Eucalyptus tereticornis*, *Casuarina glauca*, *Melaleuca quinquinervia*, *Melaleuca styphelioides*, *Acacia irrorata*, and *Angophora floribunda*.

- i Council wishes to encourage the use of alternative ground cover species to grass within drainage channels. Consideration should be given to the use of densely matting ground covers within drainage channels and underneath trees. It is critical that any such plant material shall be able to resist the likely scour within the drainage channel based on the design capacity of the channel. Species may include: *Juncus, Restio, Eleocharis, Isolepis, Scirpus, Lepidosperma*.
- j Modules of sedges should be used as consolidated areas to break up long stretches of grass channel. Sedges should be selected for their ability to maintain close healthy growth within the conditions likely to occur in the channel providing their mature height does not impede the likely design capacity of the drain. Sedges are seen as a benefit in providing nutrient and sediment interception within the drains and in reducing the need to mow grass within the drainage channels.
- k In all cases where top soiling occurs re-emergent sprays should be considered to ensure that any plantings or techniques have minimum weed intrusion. It is important to ensure that such pre-emergent sprays will not attack the preferred plant species being used.
- l Kikuyu and other invasive grass species should be avoided in this area.
- m All lands identified as 'Open Space (Landscaped)' areas on Figure 1 shall be dedicated to Council (prior to release of the subdivision linen plan) as a condition of development consent.

2.4 Utility Services

OBJECTIVE

- To provide attractive streetscapes which reinforce the function of a street and enhance the amenity of dwellings

REQUIREMENTS

- a All services within the residential development area shall be underground.
- b Existing electricity wires along Beckingham Road shall be bundled and given additional ground clearance in order for effective streetscape planting to be provided for the extent of the development frontage to Beckingham Road.

2.5 Natural Hazards

OBJECTIVE

- To ensure measures are incorporated in to the design of development for the safety of residents and property from natural hazards

REQUIREMENTS

- a There is potential for flooding in the Lower Tumbi Valley Urban Release Area therefore any development proposal is to consider the requirements of Chapter 3.3 – Floodplain Management.
- b Drainage and flood affected areas may be susceptible to fire as urban development proceeds, hence the general requirement for dwellings to face on to this area, separated from the source of the fire hazard by a local road (such as an access place) and where appropriate a fire radiation zone.

Where this cannot be achieved, developers are required to identify feasible fire mitigation measures that can be incorporated into the design of the subdivision and which require minimal maintenance. These may include:

- i use of fire retardant planting;
 - ii alternate access to rear of dwellings for fire fighting vehicles; and
 - iii fire radiation zone.
- c Any subdivision application is to comply with the requirements of the RFS publication *Planning for Bushfire Protection, 2006*.

2.6 Miscellaneous

OBJECTIVE

- To provide an opportunity for a variety of housing types

REQUIREMENTS

- a The excising of an existing dwelling from a larger allotment will be considered where it can be demonstrated that the subdivision will not prejudice the orderly development of the remainder of the allotment.
- b As a general rule the excised lot shall:
 - i contain a minimum curtilage around the existing dwelling commensurate with a typical dwelling house located within a standard residential subdivision; and
 - ii contain a dwelling and curtilage that would complement future dwellings in the locality.