

New / Greenfield Subdivision Considerations

Every application is required to make extensive consideration as to these questions/ requirements to enable full and proper assessment of a proposal.
Each question may not apply to each development proposal.

1. POLICY RELEVANCE OF THE PROJECT

- 1.1 Ministerial Direction # 6
- 1.2 State Planning Policy
- 1.3 Ararat Planning Scheme
- 1.4 Is there a conflict with existing policy ?
- 1.5 Does the land require re zoning ?
- 1.6 what overlays if any are currently applicable to the land ?
- 1.7 Does the proposal 'fit' within Ararat Residential Land Use Strategy ?
- 1.8 What are your arguments for this development if this proposal is against planning policy (if applicable) ?

2. RELATIONSHIP WITH THE TOWNSHIP OF ARARAT / OR TOWNSHIP ACTIVITY CENTRECENTRE

- 2.1 Does the proposal offer overall master planning ?
- 2.2 Does the proposal obtain connectivity / links with the town centre ?
- 2.3 Could this be improved ? – How ?
- 2.4 Does the proposal provide considerable social ,economic and environmental benefit to the ARC community ? – How ?
- 2.5 What are the perceived, social, economic and environmental detriments ? – Elaborate in full.

3. INFRASTRUCTURE

- 3.1 How does the proposal address road access?
- 3.2 Are there major arterial crossings and or rail crossings which directly relate to access to the development area ? How does this proposal address these issues addressed ?
- 3.3 Are service roads, access lanes, right of ways required in this proposal ? Provide detail of discussions with roads/ other authorities.
- 3.4 Does the proposal provide walking tracks / bicycle path links to existing facilities ?
- 3.5 Is there provision for this to happen within this proposal
- 3.6 Water sensitive design for proposal – on site storm water retention for use on open spaces and parklands , water treatment- vegetation swales – water sensitive design.
- 3.7 What provisions have been made for litter traps, stormwater retention basins ?
- 3.8 What provisions have been made footpaths, bus shelters, disabled access street lighting- (solar powered)
- 3.9 How does this proposal relate to existing, road, cycle walking paths and reserve networks ?
- 3.10 Would road transfers improve the layout ?
- 3.11 How does the proposal relate to existing gas, power, storm water, water, sewage, telecommunications and other infrastructure ?
- 3.12 What expansion is required and who will be funding these works ?

4. MARKET DEMAND & IMPACT ON EXISTING HOUSING STOCK

- 4.1 What is the target market ?
- 4.2 What is the rationale for this proposal (for those over 20 allotments) – (considering the building of < 50 dwelling per year is the current housing demand) ?
- 4.3 What perceived impact will this proposal have on existing housing stock ?
- 4.4 What is (if any) the staged development proposal/s.
- 4.5 What does this proposal offer to Ararat Rural City that others don't ?

5.1 DEVELOPMENT CONTRIBUTION

- 5.2 Does the proposal provide the mandatory development contribution in open space ?
- 5.3 If not – why and what alternative is presented?
- 5.4 Does the proposal provide further open space community facilities, recreation reserves ? – Is there capacity do to this – if not why not ?
- 5.5 Does the proposal make allocation for sewage connection , upgrade of any existing roads, and stormwater water disposal ?

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6. ENVIRONMENTAL & ZONING ASPECTS

- 6.1 Has due consideration been given to the environmental value of the land and its environs.?
- 6.2 Is the Plan of subdivision sympathetic to the surrounding environment.?
- 6.3 How will proposal impact on surrounding properties and parklands/waterways ?
- 6.4 How does the proposal address impacts on surrounding farm zones and its ongoing operations/ activities ?
- 6.5 Does the proposal address impacts on waterways / courses, drainage lines and areas which may be subject to inundation ?
- 6.6 How does the proposal address impacts on the rural landscape?
- 6.7 How does the proposal have regard to the topography ?
- 6.8 Does the site obtain maximum benefit for passive solar design of dwellings ?
- 6.9 Does the site have any architectural, historic or scientific significance ? How does this proposal enhance this?
- 6.10 Is there an interface with differently zoned land - how will this be addressed ?
- 6.11 Does the proposal require buffers to address zoning conflicts ?
- C:\Documents and Settings\landream\My Documents\Green field subdivision proposals.doc
- 6.12 Does the proposal maximise benefits and enhance native vegetation on the site ?
- 6.13 Does the site require any removal of native vegetation.?

- 6.14 Is there a native vegetation management plan as part of this proposal – has it addressed an 'offset ' alternative ?