

GATTON SHIRE COUNCIL

POLICY ON ONE LOT SUBDIVISION

(FOR FAMILY PURPOSES)

In the subdivision of land within a rural zone₁, for family transfer or retirement purposes, the Council may permit an allotment, which shall have an area between one and four hectares (notwithstanding that Council may allow such smaller area as allowed under By-Law 444 [c] as Council deems appropriate due to exceptional circumstances), to be subdivided from the rural property if a dwelling is to be erected on the allotment for the use of the owner, or spouse, child, mother or father or owner or employee of the owner engaged in a bona fide rural activity, provided that:-

- A. The balance area is not less than 16 hectares.
- B. The proposed allotment has frontage to a constructed road.₂
- C. The proposed allotment -
 - i) is capable of being adequately serviced with a septic system and a sullage disposal system to the Council's satisfaction;
 - ii) contains within it an area of land capable of being used as a building area;
 - (iii) is flood free;
 - (iv) is not a drainage problem area;
 - (v) meets the slope requirements of the zone corresponding with the area of the proposed allotment;
 - (vi) has a frontage to depth ratio not exceeding 1:4 except in the case of an allotment at the blind end of a cul-de-sac where the average width to depth ratio shall not exceed 1:4.

Council shall only approve an excision under this policy where:-

- A. The owner gives an undertaking, in such form as may be required by the Council, that he will transfer the allotment so excised to a nominated member of his

person, in turn, gives an undertaking in such form as may be required by the Council.

B. The undertaking referred to above may include provisions relating to a bond.

Only one excised allotment shall be permitted with respect to each member of the owner's family with no further excisions being approved until a dwelling has been occupied by such person for whose use the subdivision was approved.

Footnotes:-

1. A rural zone is defined as
 - Rural Conservation
 - Rural General Farming
 - Rural Agriculture
 - Rural Hobby Farming

2. A constructed road is defined as a Sealed Pavement, Unsealed Pavement or Gravelled Pavement as defined in the Gatton Shire Council Road Index.

N.B. THIS POLICY IS TO BE READ IN CONJUNCTION WITH COUNCIL'S POLICY ON ONE-LOT SUBDIVISIONS AND ROAD CONTRIBUTIONS APPROVED BY COUNCIL FOR ADVERTISING 19/9/1984.

Approved for Advertising
at Council Meeting
19th September, 1984.

POLICY ON ONE-LOT SUBDIVISIONS AND ROAD CONTRIBUTIONS

Council will adhere to its Subdivision of Land By-law and only approve a one lot subdivision (other than Family and Farming transactions) if the area and frontage conform with this by-law and power and bitumen access can be supplied.

Where family one-lot subdivisions on farming subdivisions are proposed Council continues to its discretion.

In all cases a road contribution to be levied, the 1984 contribution rates based on Grants Commission figures being:-

For a 3.8m sealed road frontage - \$15/m of frontage of the new allot.
For a gravelled road frontage - \$20/m of frontage of the new allot.
For a formed only road frontage - \$20/m of frontage of the new allot.
For an unformed road frontage - \$3.50/m of frontage of the proposed allotment.

(the last one only to be used in exceptional circumstances)

In all cases the money is to be spent on the applicant's access road, but not necessarily on his immediate road frontage.

In some situations Council may need to place this money in its Trust Fund so that the amount held on a particular road may build up to a reasonable figure before being expended on that road while in other situations immediate expenditure of the contribution is better as the applicant is better served regarding his immediate needs.

THIS POLICY TO BE READ IN CONJUNCTION WITH COUNCIL'S POLICY ON ONE-LOT SUBDIVISION FOR FAMILY PURPOSES. APPROVED FOR ADVERTISING BY COUNCIL ON 19TH SEPTEMBER, 1984.

Approved for Advertising
at Council Meeting
19th September, 1984.

POLICY ON SPECULATIVE REZONINGS

Where a rezoning involves the subsequent development of lots, the applicant is to provide a subdivision layout plan and a report giving an estimate of cost of development, including the cost of electricity to the lots.

The reasoning is that Council (and potential buyers) will be better informed as to whether the development is viable. It will minimise the speculative rezonings as it lets the vendor know whether it is worthwhile going ahead with the rezoning.

Approved for Advertising
at Council Meeting
19th September, 1984.

SUBDIVISION - ELECTRICITY REQUIREMENTS

1. Council shall require the supply of electricity to any block of land created by subdivision up to the size of 16 hectares.

THIS POLICY TO BE READ IN CONJUNCTION WITH COUNCIL'S POLICY ON SUBDIVISION REQUIREMENTS FOR ENGINEERING SERVICES. ADOPTED BY COUNCIL ON 19TH SEPTEMBER, 1984.

GATTON SHIRE COUNCIL

POLICY ON DUPLEX DWELLINGS - AMENDMENT OF EXISTING POLICY

PREAMBLE

This policy is a response to the problems which have arisen from the intrusion of duplex dwellings into residential areas, such as increases in traffic and on street parking, increases in noise levels, decrease in physical quality of the environment and decrease in property values of neighbouring properties.

INTENTION

The intention of this policy is to influence the location, quality and quantity of duplexes in both existing and new residential areas within the Town of Gatton, thus creating a balanced residential environment which caters for both duplexes and single family dwellings.

DEFINITION

A duplex dwelling is defined as any land, building or other structure used or intended for use as two self-contained domiciles for the separate and exclusive use of the occupants on any one allotment, or group of adjoining allotments, including such outbuildings as are incidental to and necessarily associated with a duplex dwelling.

The dwellings may be constructed as an upper level and a lower level dwelling or on the same level. Single storey buildings may be separated by car accommodation or pedestrian access provided the whole complex has a single architectural style and is of pleasing appearance.

FOR NEW SUBDIVISIONS

1. When a proposal plan of subdivision for residential allotments in the Town of Gatton is made and approved by Council, a condition of approval shall be that the applicant will make application for the erection of duplex dwellings on up to a maximum of 20% of lots on the approved subdivision, subject to these lots meeting the following criteria:-
 - minimum area of 800m².
 - not more than two duplex sites per row of eight lots with no duplex site closer than three lots away from the next duplex site.
 - a maximum of one duplex site on the corner allotments of any road junction or intersection.
2. All Council application fees shall be paid and the usual Town Planning Consent procedure shall be carried out. The Consent application may be made immediately following sealing of the Plan of Survey by Council.

3. The landowner may then sell the approved duplex sites with any Council conditions and these conditions can be enforced when a building application is made.
4. If a house is subsequently erected on an approved duplex site then another site may be chosen from the remaining lots subject to its compliance with the criteria in 1 above.
5. Council shall place any conditions necessary on the duplex approval to ensure that suitable duplexes and sites are subsequently created.

IN EXISTING RESIDENTIAL AREAS

1. When an application is made for the consent of Council to erect a duplex dwelling in an existing residential area, i.e. an area that has been subdivided for residential purposes prior to the date of this policy, it will be necessary for the proposal to meet the following criteria:-
 - minimum area of 800m
 - not more than two duplex dwellings per row of eight lots with no duplex closer than three lots away from the next duplex site.
 - maximum of one duplex site on the corner allotments of any road junction or intersection.
2. An elevation and floor plan of the proposed duplex is to be submitted with the Consent application.
3. The acceptance by neighbours of the proposed duplex/es will be taken into consideration.

GENERAL REQUIREMENTS FOR DUPLEXES

1. The duplexes should be constructed from materials compatible with the neighbouring houses.
2. Two covered parking spaces shall be required for each duplex dwelling and Council may require at its absolute discretion the provision of two (2) additional sealed carparking spaces.
3. If the duplex is proposed to contain 2 x 3 bedroom units it will be mandatory that the two additional parking spaces be provided.
4. The duplex is not to occupy more than forty per centum (40%) of the site.
5. A condition of approval shall be that the site on which the duplex dwelling is erected shall be established with a suitable grass covering.
6. A park contribution of \$100 is to be paid for the extra dwelling.