

Title: Minimum Lot Size – Residential and Village Zones DA-POL-15

Keywords: Subdivision, Minimum Lot Size, Residential Zone, Village Zone

Service: Development & Environmental Services

Responsible Officer: Manager of Development & Environmental Services

Objective

To provide minimum lot sizes for the subdivision of land in residential and village zones.

1. Definitions

Subdivision of land - means the division of land into two or more parts that, after the division, would be obviously adapted for separate occupation, use or disposition. The division may (but need not) be effected:

- (a) by conveyance, transfer or partition, or
- (b) by any agreement, dealing, plan or instrument rendering different parts of the land available for separate occupation, use or disposition.

Minimum Lot Size - means the minimum size of any allotment created as part of the subdivision of land.

Maximum Lot Size - means the maximum size of any allotment created as part of the subdivision of land (excluding residual allotments).

Multi-Unit Residential - Development - means any medium density housing or dual occupancy development approved under the provisions of the Yass Shire Council Development Control Plan for Multi-unit Residential Development.

Dwelling - means a room or number of rooms occupied or used or so constructed or adapted to as to be capable of being occupied or used as a separate domicile.

Dual Occupancy - means two, but no more than two, dwellings on one site (reference to dual occupancy includes duplex developments) and may be either attached, ie sharing a common wall or structures such as a carport, or detached.

Medium Density Housing - means a residential development containing three or more dwellings on one site.

2. Area of Application of this Policy

This policy only applies to land that is zoned 2(a) Residential or 2(v) Village Zone under the provisions of the Yass Local Environmental Plan 1987 and land that is in zone 2 (Village Zone) under the Gunning Local Environmental Plan 1997.

3. Minimum Lot Sizes

3.1 Residential Zone

3.1.1 Yass Valley Council will only consent to the Torrens Title or Community Title Subdivision of land within the 2(a) Residential Zone if it is satisfied that:

- (a) the minimum size of any allotment created is 700m²;
- (b) each of the residential allotments created is compatible in shape with the future use of the land, adjoining land uses and the surrounding physical environment.

3.1.2 The provisions of clause 3.1.1 above do not apply to the subdivision of land if it is to excise existing dwellings within a Multi-Unit Residential Development.

3.2 Village Zones

3.2.1 Yass Valley Council will only consent to the Torrens Title or Community Title subdivision of land within Village zones if it is satisfied that:

- (a) the minimum size of any allotment (excluding residual lots) created is 2000m²;
- (b) each of the allotments created is compatible in shape with the future use of the land, adjoining land uses and the surrounding physical environment.

3.2.2 The provisions of clause 3.2.1 above do not apply to the subdivision of land if it is within a village zone that has been serviced with reticulated sewerage. In such an instance any new allotment created in a sewered village zone must be consistent with the general subdivision pattern in the locality.

Relevant Policies/Procedures

Yass Local Environmental Plan 1987
Gunning Local Environmental Plan 1997

History

<i>Minute No</i>	<i>Date of Issue</i>	<i>Action</i>	<i>Author</i>	<i>Checked By</i>
18	28 January 2009	Written	Paul De Szell	PP&R Meeting
359	9 September 2009	Amended	Paul De Szell	Special Planning Committee Meeting