

Shire of Mundaring

POLICY

MINIMUM LOT SIZE RELAXATIONS

Policy Ref: PS-05

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PURPOSE

This Policy is provided as a guide for consideration of relaxations to the minimum lot sizes established in the Residential and Rural Landscape Living zones within the Shire of Mundaring.

POLICY

This Policy is provided as a guide for consideration of relaxations to the minimum lot sizes established in the Residential and Rural Landscape Living zones within the Shire of Mundaring. In assessing any requests for relaxations, Council will also take into account the provisions of clauses 4.14 to 4.17, 4.51 to 4.55 inclusive and Schedule 7 of Town Planning Scheme No. 3 and the Residential Planning Codes.

Lots Zoned Residential R12.5 and Higher Densities

The "R" Codes set an average lot size and a minimum lot size for Residential zoned land coded R12.5 and higher. Council will not support lot sizes less than the minimum set under the code.

Lots Zoned Residential R2.5, R5 and R10

As a general rule Council is not supportive of reductions in lot sizes below the minimum specified in the "R" Codes. However, Council will consider a relaxation of up to 10% in the following circumstances:

- The relaxation is caused by the creation of a road or drainage reserve or Pedestrian Access Way on the subject lot that is provided:

- to enable the subdivision of another lot;
 - to provide better alternative road access in the case of a lot that has existing road frontage; or
 - to provide standard road frontage where a battle-axe subdivision would achieve minimum lot sizes.
- The relaxation provides for better subdivision design and lot configurations due to constraints such as existing lot boundaries or improvements on site that could not reasonably be relocated or removed.
 - The average lot size of the proposed lots within the Local Subdivision and Infrastructure Plan area (or the lot the subject of the application if an LSIP does not apply) still achieves the minimum specified in the "R" Codes.
 - Residential infill.

In all of these circumstances it must be demonstrated to Council's satisfaction that effluent can be disposed of on site.

Council will not support a relaxation below the minimum lot size for battle-axe lots.

Lots Zoned Rural Landscape Living

As a general rule Council is not supportive of reductions in lot sizes below the minimum specified by the lot size coding on the TPS 3 Zoning Maps. However, Council will consider a relaxation of up to 5% in the following circumstances:

- The relaxation is caused by the creation of a road or drainage reserve or Pedestrian Access Way on the subject lot that is provided:
 - to enable the subdivision of another lot;
 - to provide better alternative road access in the case of a lot that has existing road frontage; or
 - to provide standard road frontage where a battle-axe subdivision would achieve minimum lot sizes.
- The relaxation provides for better subdivision design and lot configurations due to constraints such as existing lot boundaries or improvements on site that could not reasonably be relocated or removed.
- Rural/Residential infill.

In both of these circumstances it must be demonstrated to Council's satisfaction that effluent can be disposed of on site.