

15.01-3L Subdivision design

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Strategies

Locate shops, community centres, public open space and activity centres within walking distance to dwellings.

In residential areas, ensure there is scope for canopy tree planting within street reservations.

Provide reserve widths or tree reserves that enhance road safety, protect power lines and contribute to neighbourhood character.

Ensure subdivision design minimises the risk to people from bushfire by considering development setbacks, vegetation management requirements, permitter roads, location and design of access and egress and strategic location of public open space.

Locate dwellings within walking distance to:

- Pedestrian and cycle paths that provide shade, toilet facilities, drinking taps, cycle racks, seating and directional signage.
- A community centre.
- Public transport.

Policy guideline

Consider as relevant:

- Encouraging developments to include community spaces or buildings within walking distance (less than 800 metres) from all dwellings.
- *Design Guidelines Settlement Planning at the Bushfire Interface (Country Fire Authority and Department of Environment, Land and Planning, 2020).*