

Avenel 2030 Township Strategy

Community consultation for the Avenel 2030 Township Strategy identified there was a strong desire to protect neighbourhood character.

Community members expressed the need to make sure there is not too much development so Avenel can maintain this character.

After engaging with the Department of Transport and Planning, a proposed measure to implement a minimum lot size of 1000sqm across the established residential area, as defined by the Avenel Township Strategy, has been put off the table.

As a result, the following measures to maintain the township's character have been outlined in the Avenel Township Strategy:

Better defining the town centre:

The Avenel Township Strategy identifies the need to rezone the town centre to the Commercial 1 Zone.

The Commercial 1 Zone is applied in mixed-use commercial centres for retail, office, business, residential, entertainment and community uses.

It allows a wide range of commercial and accommodation activities without a permit, including a supermarket or shop.

It will also allow for more intensive residential and or commercial development surrounding the town centre.

Changes to zoning controls:

Currently Avenel is covered by the Township Zone.

The Township Zone is used in small towns where there is no consistent structure of commercial, industrial and residential land use.

It is also used in townships where reticulated sewerage is not available.

Avenel already has a clear character and is sewered.

The Avenel 2030 Township Strategy proposes a change of zoning from the Township Zone to the Neighbourhood Residential Zone.

The Neighbourhood Residential Zone is used in areas identified as having specific neighbourhood, heritage, environmental or landscape character values that distinguish the land from other parts of the municipality.

The strategy also purposes to apply site standards via the schedule of the Neighbourhood Residential Zone, that would manage site density, setbacks, crossovers and the planting of vegetation.

Rural interface:

The Neighbourhood Residential Zone requires a minimum lot size for subdivision of 1000sqm for properties identified.

This is to retain the rural interface and retain the rural style character along the edges of the township.