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C40**SMALL LOT SUBDIVISIONS IN THE FARMING ZONE POLICY**

This policy applies to the Farming Zone.

Policy Basis

Fragmentation of rural land by inappropriate subdivision is to be avoided to ensure the productive capacity of the land is maintained. This policy provides a consistent basis for considering permit applications to create a lot for an existing dwelling which is smaller than the relevant minimum area specified in the Schedule to the Farming Zone. The subdivision of land to less than the minimum lot size is of particular concern in the Wartook area adjacent to the Grampians National Park.

Objectives

To ensure that any proposed lot which is smaller than the relevant minimum area specified in the Schedule to the Farming Zone, created for an existing dwelling, is consistent with the purposes of the Farming Zone.

To prevent the subdivision of land that will be incompatible with the utilisation of the land or adjacent land for agricultural or other productive resource use.

To ensure that any such subdivision is designed in a manner which does not prejudice surrounding rural production activities.

To limit the potential for subdivision of lots less than the minimum area specified in the Schedule to the Farming Zone in the Wartook area in the vicinity of the Grampians National Park.

Implementation

It is policy that:

- Any lot created for an existing dwelling under the provisions of Clause 35.07-3 dot point 3 should be the minimum area required to include the house, appropriate outbuildings, dams and other related infrastructure. It is important that maximum amount of land is retained in the balance lot for agricultural use.
- Any dwelling for which a lot is proposed to be created under the provisions of Clause 35.07-3 dot point 3 will be in a habitable condition and comply with the Building Code of Australia to this extent.
- Any lot created for an existing dwelling under the provisions of Clause 35.07-3 dot point 3 should be designed in a manner which will ensure the dwelling does not have the potential to restrict agricultural or other productive activity on adjacent land. It should be ensured that adequate distance is maintained within the lot around the dwelling to reasonable limit likely impacts (if any) of agricultural or other activity on adjacent land.
- House lot excisions will only be supported where it can be demonstrated that the balance lot can still be used for productive agriculture.
- Subdivision within potable water supply catchment areas will be strongly discouraged in order to protect water quantity and quality.
- Council will consider the history of subdivision and house lot excisions on the subject property to ensure that the trend of development is not compromising the agricultural potential of the property.

- House lot excisions will generally not be supported in the Riverside area as this area is already fragmented in such a way that agricultural activity has been compromised.
- Council will not be predisposed to granting a planning permit to create a lot for an existing dwelling in the area of Schedule 1 of the Environment Significance Overlay - Wartook Tourist Area unless the land has an area of more than 32 hectares.
- Council will discourage the resubdivision of existing lots, or other forms of subdivision in the area of Schedule 1 of the Environment Significance Overlay - Wartook Tourist Area, which have the potential to result in a concentration of dwellings of otherwise significantly alter the landscape and environmental character of the area.