

22.0230/05/2008
C57**SUBDIVISION IN GREEN WEDGE AREAS**

This policy applies to land in the Rural Conservation and the Green Wedge Zones.

Policy Basis

The provisions of the Rural Conservation Zone and Green Wedge Zone provide for subdivision as well as the creation of small lots by the re-subdivision of existing lots.

As stated in the Municipal Strategic Statement, the creation of additional lots within rural areas has the potential to compromise the productive agricultural potential of land by removing it from production as well as introducing uses (generally residential) which may conflict with agricultural through the introduction of pets and increased traffic on local roads. Additionally residential use is often incompatible with farming practices such as the use of fertilisers and pesticides as well as noise, associated with dawn to dusk farming operations.

Additional lots and their associated development may also impact on the integrity of the rural landscapes of the Shire and the environmental features such as waterways, water catchments, habitat and native vegetation. Appropriate physical and social infrastructure and services may also be unavailable.

This policy aids discretion to the zone provisions in assessing applications to subdivide lots in rural areas so as to ensure that the resulting lots will not create pressures for residential services and infrastructure and are not detrimental to the agricultural, landscape and environmental values of the Shire. The policy ensures that the purposes of the Green Wedge Zone and the Rural Conservation Zone retain their primacy.

Objectives

- To guide discretionary decision making regarding the subdivision of rural land.
- To protect the agricultural, landscape and environmental values of the Shire.
- To protect the productive agricultural potential of land so as to maintain farmland as a long term resource.
- To maintain farm scale and avoid constraints on rural land use resulting from increasing development densities in rural areas.
- To prevent further fragmentation of remnant vegetation or agricultural land as a result of inappropriate subdivision.
- To retain large lots in single ownership for the purposes of improving conservation or agricultural management.

Policy**Subdivision**

It is policy to:

- Strongly discourage subdivision that effectively creates lots primarily for rural residential or hobby farm use.
- Encourage retention of large lots in single ownership for the purpose of improving conservation or agricultural management which may require a larger subdivision size.

Re-subdivision (re-alignment) of existing lots:-

It is policy that:

- The re-subdivision of existing lots reflects minor common boundary changes to reflect man-made features (such as fence-lines) or natural characteristics of the land.
- Proposals for re-subdivision of lots demonstrate that new property boundaries are based on planning grounds including consideration of the land capability and the environmental characteristics of the site.
- Proposals for re-subdivision of lots demonstrate that the subdivision will result in net environmental and/or agricultural benefits for the site and surrounding area.
- Proposals for re-subdivision of lots should not include former reservations or lots subject to flooding or lots otherwise unable to be developed for residential purposes due to location/physical characteristics. Such lots will be encouraged to be consolidated with adjoining lots.
- A realignment of boundaries which creates the potential for additional lots through further subdivision will not be supported.
- A realignment of boundaries of rural properties for the purpose of creating defacto residential lots will not be supported.

Decision Guidelines

To ensure the purposes of the Green Wedge and Rural Conservation Zones retain their primacy to the extent that the subdivision or re-subdivision supports the objectives and meets the decision guidelines of the Zones.

Expiry

This policy does not apply after 30 November 2009.