

POL	RURAL SUBDIVISION	LPP 2.1
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POLICY CODE:	LPP 2.1
DIRECTORATE:	Planning and Development
BUSINESS UNIT:	Planning and Development
SERVICE UNIT:	Statutory Planning Services
RESPONSIBLE OFFICER:	Manager, Statutory Planning
FILE NO.:	182/001
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ATTACHMENTS:	N/A
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DAPPS Meeting:	27 September 2012 22 August 2013 26 February 2015 2 June 2015	26 November 2015 23 February 2017 23 November 2017
OCM:	10 September 2009 11 October 2012 12 September 2013 12 March 2015	11 June 2015 10 December 2015 9 March 2017

BACKGROUND:

The Rural zone, the Rural Living Zone and the Resource Zone under Town Planning Scheme No. 3 (TPS 3) are retained for rural pursuits, rural living or resource protection purposes. In addition, portions of the City are affected by the Kwinana Air Quality buffer and inappropriate subdivision within these areas has the potential to compromise strategic planning objectives.

The City is required to make recommendations to the Western Australian Planning Commission (WAPC) regarding applications to subdivide land within these zones and as the matter is not addressed by TPS 3, this Policy provides the basis for consistent responses to the WAPC on subdivision proposals.

PURPOSE:

To recommend against the ad hoc subdivision of land that is proposed to be retained for rural pursuits, rural living or resource protection under the Town Planning Scheme or which is affected by the Kwinana Air Quality Buffer.

POLICY:

(1) Resource Zone:

1. The Council may support subdivision in this area if the proposal is in accordance with the Jandakot Groundwater Protection Policy (SPP No.

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2.3) and the land is being suitable and capable of subdivision for the proposed purpose.

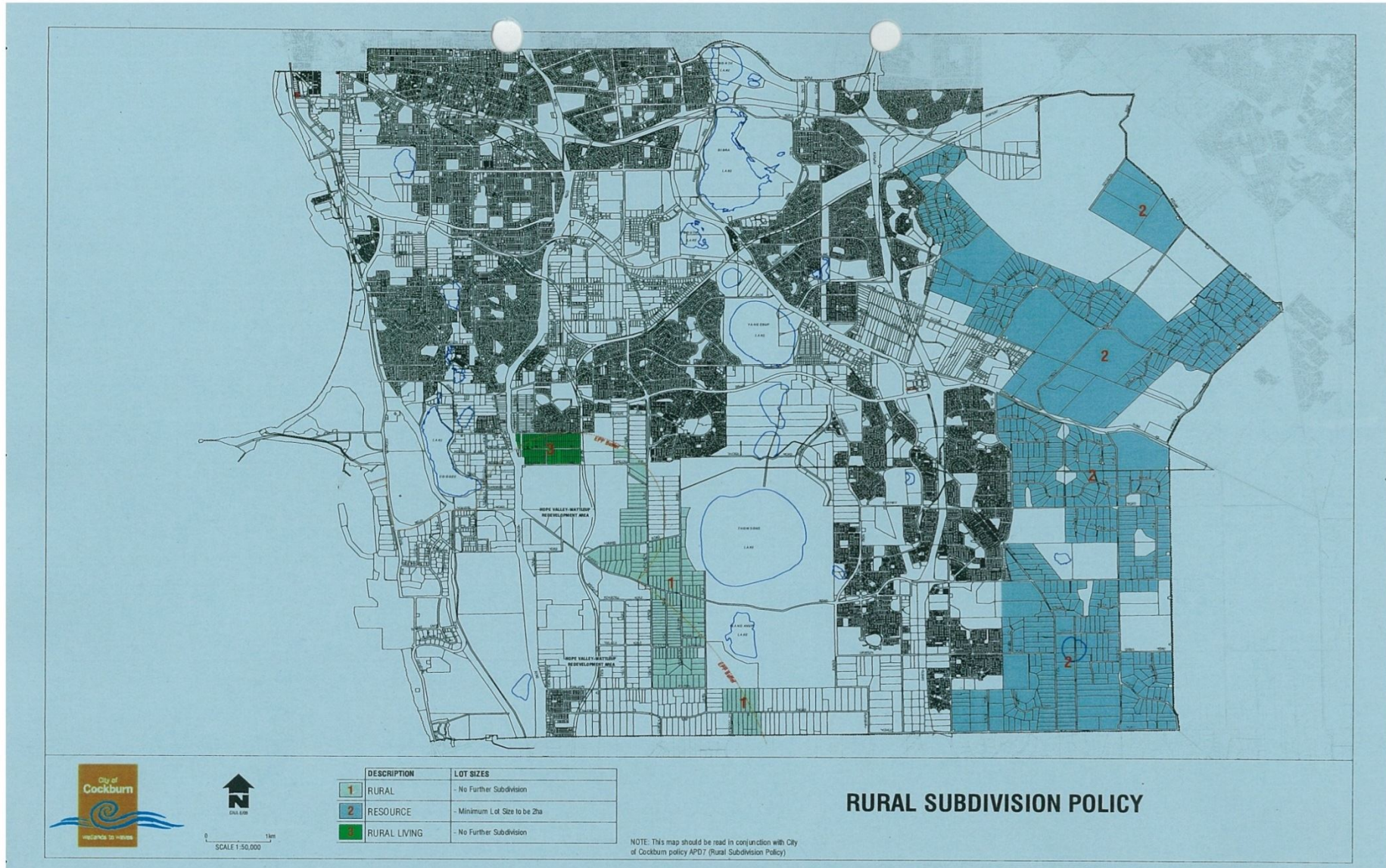
2. On land within any area not subject to Council's Local Planning Policy 2.2 Subdivision Policy for Sand Extraction Site and Other Sites in Jandakot & Banjup North of Armadale Road) the following applies:

- a. A minimum lot size of 2ha;
- b. A building envelope no larger than 2000m² being provided on each lot created which complies with TPS 3; and
- c. The onsite effluent disposal being located within the building envelope and complying with the provisions of TPS 3 relating to the Resource zone and Section 15 SPP2.3

3. On land within the area subject to LPP 2.2 (Subdivision Policy for Sand Extraction Sites and Other Sites in Jandakot & Banjup North of Armadale Road), the Council may also support subdivision provided that it complies with LPP 2.2 and meets the requirements set out in point 2 above.

(2) Rural Living and Rural Zones

1. The Council will not support any further subdivision of land in these zones.



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