



TPS POLICY No. 3: FARMING ZONE SUBDIVISION

SUBDIVISION IN THE FARMING ZONE

BACKGROUND

1. Applications for approval to subdivide are determined by the Western Australian Planning Commission (WAPC) in accordance with the Rural Land use Planning Policy No. DC 3.4 adopted by the WAPC, and after referral to public authorities and the Council.
2. The Shire of Beverley Town planning Scheme No 2 includes provisions relating to subdivision in the Farming Zone, and there is a general presumption against subdivision unless the Council is satisfied as to the following matters. These include most but not all of the considerations mentioned in WAPC Policy No. DC 3.4. The main exclusion is the precedent created by existing subdivisions. The Council does not recognise precedent resulting from subdivision created in the early days of settlement of the District.
 - a) the lots have already been physically divided by significant natural or man-made features (unless adjoining land could be similarly subdivided and thereby, by the process of precedent, lead to an undesirable pattern of land use in the area or in lots too small for uses compatible with the prevailing use in the area or in ribbon development alongside roads);
 - b) the lots are for farm adjustment and the erection of dwelling houses is restricted by memorials on Titles;
 - c) the lots are for specific uses such as recreation facilities and public utilities; or
 - d) the lots are required for the establishment of uses ancillary to the rural use of the land, or are required for the travelling public and tourists (such as service stations and motels).
3. Notwithstanding the provisions of Town Planning Scheme No 2 the Council shall consider the merits of each application referred to it by the WAPC and may determine its recommendation in accordance with this policy.
4. The emphasis of this policy is for a proponent of subdivision to discuss the application with, at least, the Council and the Department of Agriculture, prior to submission to the Department of Planning and Infrastructure.



RURAL RESIDENTIAL

1. Application for a Rural Residential Zone will only be considered by Council for land within a 10 km radius of Beverley, or for land which is adjacent to the Northam - Cranbrook Road.
2. Each application for a Rural Residential Zone must be accompanied by a Limited Rural Strategy prepared in accordance with WAPC Policy, and at the proponents' cost.

BOUNDARY ADJUSTMENT

1. The council will favourably consider applications for adjustment of lot boundaries where the application if approved will not result in the creation of one or more additional lots.

LAND USES AND SUBDIVISION

1. The council recognises that whilst traditional forms of agriculture will continue to be the predominant land use in the District, there are interests in other forms of farming which do not require extensive land area to be economically viable. These other uses include horticulture (eg specialty crops), viticulture, and aquaculture (eg yabbies).
2. Some of the alternative forms of production – specifically aquaculture - have been tested in the District as a supplement to an established farm, and economic viability has been proven. Less land is required for these uses but each has particular requirements such as water supply, soil types, ground slope, etc.
3. The council may recommend approval for subdivision for more intensive forms of rural production only where the application as submitted to the WAPC is accompanied by the following:
 - a) Such information as is set out in Regulation 6 of the State Planning commission Regulations 1962 (as amended);
 - b) Soil types, availability and adequacy of water supply, and any areas of salt affected land;
 - c) Evidence of consultations by the proponent with the Department of Agriculture on the suitability of the proposed lot(s) and lot size for the intended land use;
 - d) A statement of undertaking by the proponent to proceed with the intended land use;
 - e) Details of stream protection where appropriate; and
 - f) Such other matters as may be requested by the council.
4. An application for subdivision referred to the Council may NOT be recommended for approval unless it is for boundary adjustments or it complies with Clause 3 of this Policy.



STATEMENT OF UNDERSTANDING

Att: Shire Clerk
Shire of Beverley
PO Box 20
BEVERLEY WA 6304

In connection with the Department of Planning and Infrastructure letter of preliminary approval dated in their reference WAPC No. _____ for the subdivision of:-

and which includes the creation of Lot No. _____ shown in the plan of subdivision

I/we

Of

DO UNDERTAKE TO:

Undertake development of the land marked as Lot No. _____ in the plan of Subdivision for the purpose of:

subject to first obtaining planning consent and such other approvals as may be required for the use.

Signed:

Printed name:

(Relationship to titleholder)

Witness:

Printed name:

This

day of

20

Signed:

Printed name:

(Relationship to titleholder)

This

day of

20



ADDENDUM TO TOWN PLANNING SCHEME POLICY No. 3

FOR INFORMATION ONLY

Each proponent should check with the Department of Planning and Infrastructure to ascertain current requirements.

- 1 Subdivision plans are based on an accurate and up-to-date feature survey that includes existing ground levels relative to AHD or topography of the subject lot/s. A feature survey is not required for amalgamation approval.
- 2 Relevant copies of the subdivision plans and supporting documentation or accompanying information are attached as indicated on the following table:

Final number of lots proposed	Copies of subdivision plan and supporting documentation or accompanying information
40 or less	8 copies
More than 40	12 copies

- 3 At least four copies of the subdivision plan are A3 or smaller.
- 4 All subdivision plans are capable of being reproduced in black and white format.
- 5 The subdivision plan is drawn to a standard scale (ie 1:100, 1:200, 1:500, and 1:1000).
- 6 All dimensions on the subdivision plan are in metric standard.
- 7 The north point is shown clearly on the subdivision plan.
- 8 The subdivision plan shows all lots or the whole strata plan (whichever is applicable).
- 9 The subdivision plan shows all existing and proposed lot boundaries.
- 10 The subdivision plan shows all existing and proposed lot dimensions (including lot areas).
- 11 The subdivision plan shows the lot numbers and boundaries of all adjoining lots.
- 12 For battle-axe lots, the subdivision plan shows the width and length of the access leg, the area of the access leg and the total area of the lot.
- 13 The subdivision plan shows the name/s of existing road/s.
- 14 The subdivision plan shows the width of proposed road/s.
- 15 The subdivision plan shows all buildings and/or improvements which are to be retained (including setbacks) or removed.
- 16 The subdivision plan shows all physical features such as watercourses, wetlands, significant vegetation, flood plains and dams.

More information is available from the WAPC website at www.wapc.wa.gov.au/Publications/Planning.