

**21.06 HOUSING**

01/08/2013  
C25

This Clause provides local content to support Clause 16 (Housing) of the State Planning Policy Framework.

Specific references to individual towns are also included in Clause 21.10 (Local Areas).

**21.06-1 Small lot subdivisions, house lot excisions and dwellings in the Farming Zone**

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Agriculture is fundamentally important to the economic well being of the Shire. Dwellings and small lot subdivision in the Farming Zone can impact detrimentally on agricultural activity. They can also be incompatible with the agricultural function and rural character of an area.

**Key issues**

- Protecting the ongoing operation of agriculture.
- Protecting the character of rural and farming areas.
- Responding to the increasing emphasis on the 'right to farm'.
- Minimising the impacts of dwellings and small lot subdivisions in rural and farming areas.

**Objective 1**

To ensure that residential development in the Farming Zone does not compromise the existing and ongoing agricultural use of land.

**Strategies**

- Prevent residential development and subdivision that will be incompatible with the utilisation of land for sustainable agriculture.
- Discourage subdivision that is not for the purposes of excising an existing dwelling that is excess to the requirements of a rural use, following the consolidation of titles.

**Objective 2**

To ensure that dwellings which are constructed on small lots in the Farming Zone are properly sited and designed.

**Strategies**

- Ensure that lots created under the provisions of Clause 35.07-3 have a maximum size of 2 hectares unless;
  - it can be demonstrated this is not practical; or
  - a larger lot is needed to provide for the on-site collection of water for a dam for domestic purposes; or
  - it can be demonstrated it is to be used for agricultural purposes.
- Require that lots created under the provisions of Clause 35.07-3 contain a dwelling that is in a habitable condition that complies with the Building Code of Australia.

- Preference will be given to restructuring of lots to create a smaller lot for a dwelling to avoid creation of additional lots.

### **Implementation**

The strategies in relation to small lot subdivisions, house lot excisions and dwellings in the Farming Zone will be implemented through the planning scheme by:

### **Policy Guidelines**

When deciding on an application for use and development for a small lot subdivision, house lot excision or dwelling in the Farming Zone, the responsible authority will consider as appropriate:

- The likely impact of any proposal on existing farming practices on adjacent and nearby land.
- The capacity to maintain existing farming practices on adjacent or nearby land.
- Whether a buffer on the land used for residential purposes may be required to ensure an adequate separation to land in agricultural production.
- The need for a permit condition to provide for the upgrading of roads and drainage to ensure that traffic and run-off generated by the development is effectively managed.
- The need for a permit condition to require a financial contribution towards the provision of roads at a greater standard than currently provided by the Southern Grampians Shire Council.
- The need for a permit condition to require the roads be constructed to allow all weather access to the following standards:
  - Formation width of 6 metres or passing bays every 200 metres.
  - Pavement width of 4 metres.
  - Pavement depth of 150 mm of compacted road making gravel.
  - Minimum grade of 1 in 8 unless sealed.

### **Application requirements**

The following information should be provided with an application for a small lot subdivision, house lot excision or dwelling in the Farming Zone:

- A report that explains how the proposed small lot subdivision or dwelling:
  - Is consistent with the Municipal Strategic Statement and Local Planning Policies.
  - Is consistent with the purpose of the Farming Zone.
  - Has addressed all the decision guidelines of Clause 35.07-6.