

**22.01**

22/09/2016  
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**RURAL DWELLING EXCISIONS**

This policy applies to an application for the subdivision of land to create a lot for an existing dwelling within the Farming Zone.

**Policy basis**

This policy builds on the Municipal Strategic Statement objective in clause 21.05-1 to maintain an economically viable agricultural sector.

Agriculture is an important element of the regional economy with 16 percent of the work force employed within the agriculture, fishing and forestry sector. It is important that rural areas are protected to ensure agricultural uses remain viable and to ensure the City’s unique rural character is protected from urban development.

**Objectives**

To ensure that the excisions of lots and dwellings in the Farming Zone is consistent with the purposes of the zone.

To limit the subdivision, use or development of land that will be incompatible with the utilization of the land for sustainable resource use.

To ensure that dwellings which are excised do not prejudice rural production activities and are appropriately sited.

**Policy**

It is policy to:

- Ensure that the subdivision of land to create a lot for an existing dwelling within the Farming Zone (Clause 35.07-3) is a maximum size of 2 hectares in area, except as otherwise required by a provision of the planning scheme.
- Ensure dwellings excised under the provisions of Clause 35.07-3 are in a habitable condition and complies with the Building Code of Australia.
- Ensure that the smaller lot is created in such a way that the existing dwelling will not restrict surrounding agricultural activities.
- Discourage subdivision which is not for the purposes of excising an existing dwelling.

**Application requirements**

An application for the subdivision of land to create a lot for an existing dwelling within the Farming Zone must be accompanied by the following information, as appropriate:

A site analysis of the site and surrounding area including:

- The location of the existing dwelling and outbuildings.
- Topography of the land and existing vegetation.
- Existing land uses on the site and of adjoining properties.
- Road access and available infrastructure.
- Proposed fencing.

A report explaining the proposal and how it addresses this policy.