AUTHORISATION	16 October 2018 PS02-10/18
REVIEW	31 December 2029

Objective

To ensure any subdivision of land in the General Rural or Rural Resource Zones accommodates and/or protects agricultural, horticultural, animal husbandry and basic raw material priority / key extraction areas.

Statement

PREAMBLE

In considering applications for the subdivision of General Rural and Rural Resource zoned land, Council shall have regard to the following provisions. Council's policy on the subdivision of General Rural and Rural Resource zoned land does not preclude the creation of Special Rural Zones and Rural Community Zones within its area of application. However, all proposals for the creation of such Zones need to be progressed in accordance with normal town planning scheme amendment processes.

POLICY PROVISIONS

1) In lands south of Neaves Road which are zoned General Rural and Rural Resource under DPS2 and Rural under the Metropolitan Region Scheme (MRS) and are not designated as Potential Urban or Employment Purposes under the East Wanneroo Structure Plan (January 2011), Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of four (4) hectares, except for the General Rural zoned land on Gnangara Road, Gnangara which is identified by the Gnangara Land Use and Water Management Strategy (GLUWMS) for Water Catchment Reservation under the MRS, where no further subdivision shall be supported.

2) Subject to Provision 8. of this policy, in lands north of Flynn Drive which are zoned Rural Resource under DPS2 (subject to modifications to be sought arising from Council's Interim Local Rural Strategy), Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares, except in special cases where it can be shown to Council's satisfaction that a lot size smaller than twenty (20) hectares would not undermine the Rural Resource Zone objectives. But in any case, lots of less than eight (8) hectares shall not be supported.

3) In General Rural zoned lands situated west of the lands zoned Rural Resource under DPS2 as referred to in 2. above, and east of Wanneroo Road, and including the General Rural zoned lands situated between Wanneroo Road and Lake Neerabup Parks and Recreation Reserve and also including the General Rural zoned lands situated on the south-eastern corner of Wanneroo Road and the Flynn Drive Regional Road Reserve, Council shall only support subdivision where:

a) each lot yielded by the proposed subdivision contains a minimum area of four (4) hectares, and

b) the proposed subdivision is considered consistent with the Landscape Enhancement and Caves and Karstic Areas policies contained in Council's Interim Local Rural Strategy (see 12. and 14. below).

4) In General Rural zoned lands west of Wanneroo Road and situated between Romeo Road and Yanchep National Park, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares, except in the Spearwood sand unit of the Spearwood Dune system as defined in CSIRO Land Resources Management Series No. 5 ('Landform and Soil of the Perth Metropolitan North West Corridor' by W M McArthur and G M Bartle) and as shown on the Subdivision of Rural Zoned Land Policy Plan No. 2, where each lot yielded by the proposed subdivision shall contain a minimum area of four (4) hectares.

5) In General Rural zoned lands which are identified by the Gnangara Land Use and Water Management Strategy (GLUWMS) for Water Catchment Reservation under the MRS, Council shall not support any further subdivision.

6) In the General Rural zoned lands bounded by Pinjar Road, Ziatus Road and Spence Road, Pinjar, Council shall only support subdivision where each lot yielded by the proposed subdivision contains a minimum area of twenty (20) hectares.

7) In the General Rural zoned lands bounded by Spence Road, Pinjar Road, Ziatus Road, State Forest 65 and the southern boundary of the land identified by GLUWMS for Water Catchment Reservation under the MRS, Council may support a minimum lot size of 15-20 hectares subject to appropriate land management controls under DPS2 being in place to protect the groundwater resource and the environmental quality of the land as required by the Environmental Protection Authority's Position Statement contained in the EPA Bulletin No. 728, except for land which is proposed for reservation under any amendment to the MRS, where no further subdivision shall be supported.

8) Limestone Resource Areas

Every effort shall be made to ensure the continued availability for extraction of the limestone resources within General Rural and Rural Resource zoned land. Subdivision shall not be supported in areas defined by Council as containing important limestone resources (shown as Limestone Resource Areas on the Subdivision of Rural Zoned Land Policy Plan No. 2) if the subdivision is considered likely to lead to the unavailability of the limestone resource for extraction.

9) Flood Secure Building and Vehicle Access Ways

a) In all General Rural and Rural Resource zoned areas, Council shall support subdivision only where each lot yielded by the proposed subdivision contains a flood secure area (to accommodate dwellings and other structures) of a minimum of one thousand (1,000) square metres (m^2), and an access way to the flood secure area, at a Reduced Level (RL) to Australian Height Datum (AHD) specified by Council.

b) Within the 4 ha minimum lot size policy areas, flood secure areas and access ways shall be naturally occurring as a result of natural topographic elevation.

c) Within the 8-20 ha minimum lot size policy area, flood secure areas and access ways may be naturally occurring as a result of natural topographic elevation, but may also be created by the placement of clean filling material if naturally occurring flood secure area and/or access way does not exist.

10) Wetland Protection

For applications for subdivision within or adjacent to, or which drain into, the area boundaries as defined for the wetlands which comprise System 6 Area M8 (and as shown on the Subdivision of Rural Zoned Land Policy Plan No. 2), Council shall request the Western Australian Planning Commission to refer such applications to the Department of Environmental Protection for assessment.

11) Bushland Protection

a) Council shall request the Western Australian Planning Commission to impose appropriate conditions of subdivision on all development which could impact on vegetation.

b) Council shall not support subdivision of any rural area identified as being a linkage corridor between protected bushland complexes unless it can be demonstrated to the satisfaction of the Council and the Department of Environmental Protection that the proposal minimises disruption to ecological linkage corridors.

12) Scenic Drives

The following roads which are designated ‘Scenic Drives’ under the Interim Local Rural Strategy are to be the subject of special consideration in respect to subdivision proposals which are received for land near to them. The basic aim shall be to protect and enhance the rural landscape character of land which is readily visible from those roads.

Designated Scenic Drives:

a) Wanneroo Road north of Joondalup Drive

b) Gibbs / Karoborup Road

c) Lenore / Franklin / Rousset Road

d) Bernard Road

e) Pinjar Road (between Caporn Street and Clarkson Avenue)

f) Neaves Road

13) Bushfire Protection

a) Council shall recommend to the Western Australian Planning Commission that any rural subdivision adjacent to an area of conservation bushland has a

frontage road between any development and the bushland, both as firebreak and fire-fighting vehicle access.

b) Council shall take account of the principles contained in the publication "Planning for Better Bushfire Protection 1988' (and any subsequent update) in considering any application for subdivision approval.

c) Where bushfires are a potential hazard, subdivision proposals should demonstrate, to the satisfaction of the Council, that proper bushfire protection measures will be implemented and maintained, including:

i) escape routes from bushfires;

ii) firebreaks or strategic firebreaks accessible to give fighting vehicles;

iii) water supplies for fire fighting;

iv) low fuel areas around dwelling homes having regard to local wind and topographical conditions;

v) fire resistant buildings (AS3959).

14) Caves and Karstic Areas

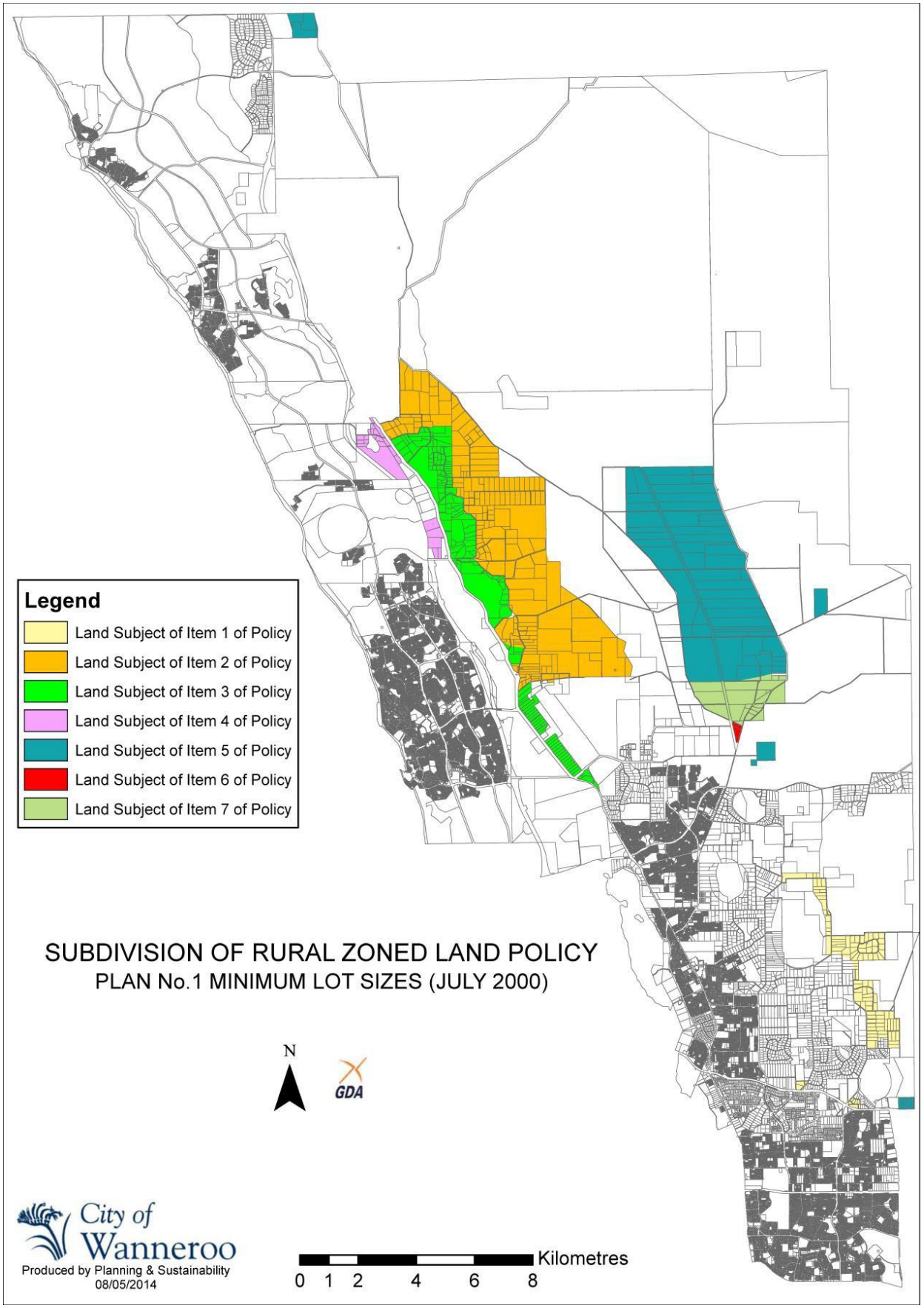
In the parts of Special Planning Policy Area No. 3 of the Interim Local Rural Strategy (as shown on the Subdivision of Rural Zoned Land Policy Plan No. 2) where caves are a high probability, the Council shall require that any application for subdivision must be supported by appropriate caves/karstic feature surveys and studies.

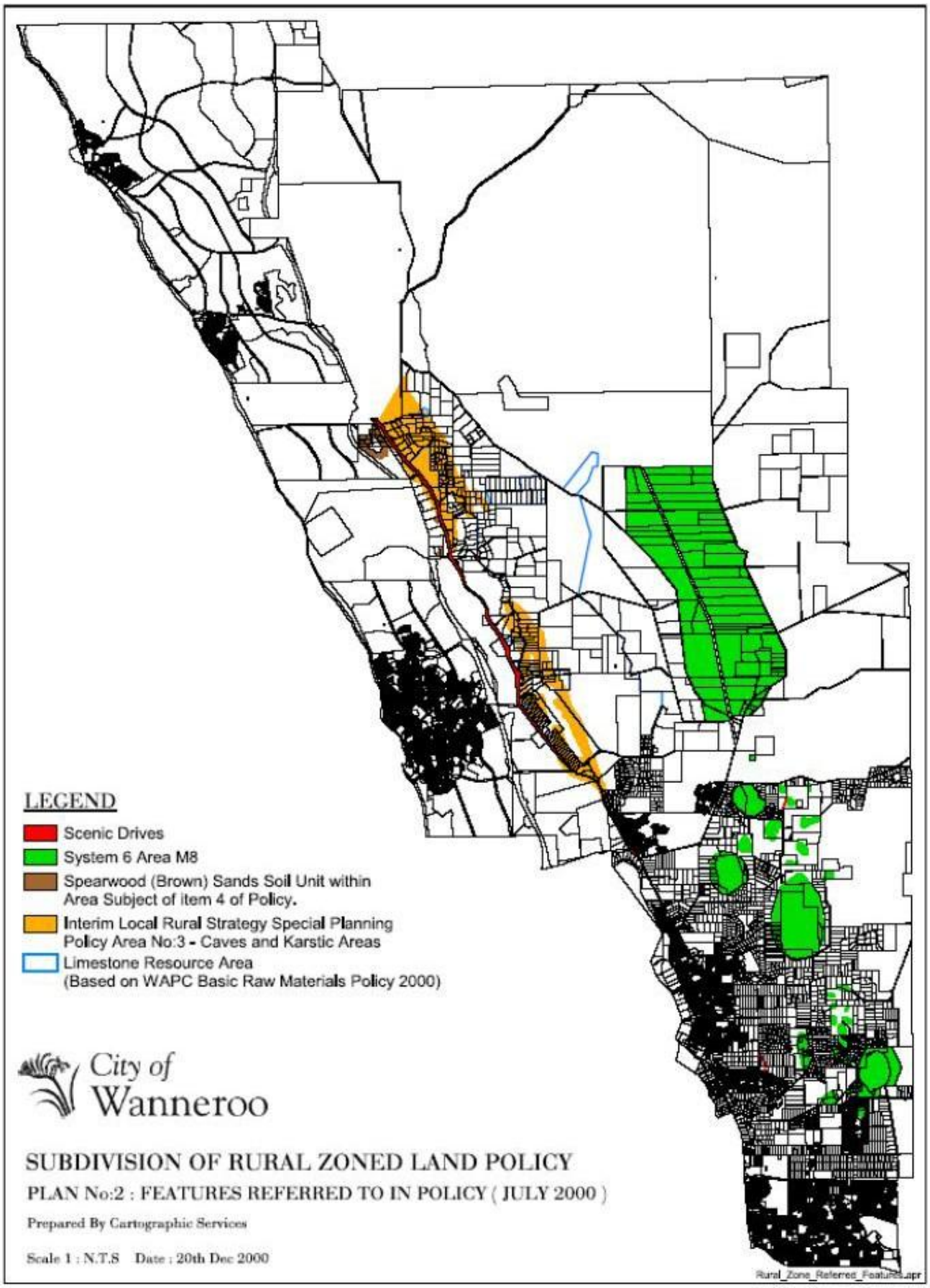
Policy Plans

The various lands referred to in provisions 1. to 7. of this policy are shown on Subdivision of Rural Zoned Land Policy Plan No. 1. Provisions 4, 8, 10 and 14 refer to Policy Plan No. 2. These plans are available for viewing at Council's administration offices.

Responsibility for Implementation

Manager Strategic Land Use Planning and Environment


Legend
Land Subject of Item 1 of Policy
Land Subject of Item 2 of Policy
Land Subject of Item 3 of Policy
Land Subject of Item 4 of Policy
Land Subject of Item 5 of Policy
Land Subject of Item 6 of Policy
Land Subject of Item 7 of Policy
SUBDIVISION OF RURAL ZONED LAND POLICY
PLAN No.1 MINIMUM LOT SIZES (JULY 2000)
N
GDA
City of Wanneroo
Produced by Planning & Sustainability
08/05/2014
Kilometres
0 1 2 4 6 8


LEGEND
Scenic Drives
System 6 Area M8
Spearwood (Brown) Sands Soil Unit within Area Subject of item 4 of Policy.
Interim Local Rural Strategy Special Planning Policy Area No:3 - Caves and Karstic Areas
Limestone Resource Area (Based on WAPC Basic Raw Materials Policy 2000)
City of Wanneroo
SUBDIVISION OF RURAL ZONED LAND POLICY
PLAN No:2 : FEATURES REFERRED TO IN POLICY (JULY 2000)
Prepared By Cartographic Services
Scale 1 : N.T.S Date : 20th Dec 2000
Rural_Zone_Referres_Features.apr