



## 6.1.12 SUBDIVISIONS

### Purpose

All applications for Subdivision/Amalgamation are lodged with, and determined by the Western Australian Planning Commission (WAPC) who generally take into account the comments of the Local Authority. The purpose of this policy is to outline the circumstances in which the Shire of Manjimup may be prepared to support applications for subdivision/amalgamation within the Shire.

### Objectives

To ensure that proposals for subdivision and/or the amalgamation of land occurs in accordance with the principals of orderly and proper planning and do not prejudice the future development of Towns or Priority Agricultural Zones located within the Shire.

### Assessment

In providing comment to the WAPC on any application for subdivision/amalgamation for land within the Shire of Manjimup, the following matters shall be taken into account:

- a) The proposals consistency with the objectives of the zone in which the application is located and compliance with the provisions of LPS No 4 as they relate to that zone;
- b) In the case of subdivision within the Residential Zone, compliance with the criteria for minimum lot size as identified by the Residential Design Codes of Western Australia for the nominated density under LPS No 4.
- c) For all other zones, compliance with the minimum lot size prescribed within Section 5 of the Shires LPS No 4;
- d) Any existing development complying with setbacks required under the Residential Design Codes and/or LPS No 4 as applicable to the land.
- e) All new lots should be physically capable of development and used in accordance with the Scheme and other normal requirements for the intended purpose.
- f) The protection and enhancement of areas containing remnant vegetation;
- g) Any dam and associated dam infrastructure located on the property being wholly contained within a single lot;
- h) Compliance with adopted WAPC State Planning Policy and Development Control Guidelines as applicable;
- i) Existing and proposed roads complying the minimum standards prescribed with Table 1 attached to this policy.

### Delegation

The Chief Executive Officer is granted delegated authority to provide comment to the WAPC on the following forms of subdivision/amalgamation:

- a) Any proposal for the amalgamation of lots;
- b) Minor boundary adjustments where no new lots are being created;
- c) Any application for subdivision of less than 5 lots where the design complies with the minimum lot sizes, is consistent with an adopted subdivision guide plan (where applicable) and any other requirement prescribed by LPS No 4
- d) Any proposal that it is not to be supported given non-compliance with LPS No 4, the Residential Design Codes of Western Australia or an adopted subdivision guide plan.

All applications for subdivision resulting in the creation of more than 5 lots may only be supported by resolution of Council.

#### Conditions of Approval

Where recommending conditions of approval to the WAPC, standard WAPC conditions should be used where ever possible.

Where a proposed subdivision fronts an existing road that does not comply with the standards and specifications outlined in Table 1 attached to this policy, the Shire shall seek to have a condition imposed to require the proponent to contribute towards the upgrading in accordance with WAPC Development Control Policy 1.7.

It is acknowledged that the authority to determine which conditions of approval are applied to any subdivision/amalgamation approval rests with the WAPC.

#### Clearances

Where conditional approval is granted and the Shire is identified as the responsible authority for certifying certain conditions have been met, the following considerations apply:

- a) The proposed lots shall be surveyed, with survey markers in place at each relevant point on the boundary of the proposed lot;
- b) The Shire may, at the discretion of the Chief Executive Officer, accept the use of bonds/bank guarantees in relation to road works provided that the developer/land owner enters into a formal agreement with the Shire to ensure that:
  - i. all prospective purchasers are be advised that physical access to the newly created lots will be impeded pending completion of the road works; and
  - ii. access to each lot will be provided prior to the commencement of the fire season in order that firebreaks may be constructed and maintained.

**ADOPTED – 8 December 2016**

**EFFECTIVE – 21 December 2016**

**NEXT DUE FOR REVIEW – December 2020**

<b>The Administration of this Policy is by the Development and Regulation Division.</b>
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TABLE NO 1

SUBDIVISION LOCAL ROAD STANDARDS

Zoning/Area	Road Classification	Construction Standard	Traffic Volumes
Residential/Town Centre and other urban areas	All Urban Roads	In accordance with Western Australian Planning Commission Development Control Policy No 1.4 & 2.6.	
Industrial Areas	Access Roads	Fully constructed, 10m wide bitumen surface with formally constructed kerbs and drains.	
Rural Residential, Rural Smallholdings & Rural Conservation	a) Local Distributor	Fully constructed with 7.4m wide bitumen surface and 1.2m constructed shoulders and culvert drains. Kerbing to inside curves.	Serves more than 40 dwellings;
	b) Local Road	Fully constructed with 6.5m wide bitumen surface and 1.2 constructed shoulders and culvert drains. Kerbing to inside curves.	Services up to 40 dwellings.
Priority Agriculture, General Agriculture & Bushland Protection	a) District Distributor	Fully constructed with 6.8m wide bitumen surface and 1.2m wide constructed shoulders and culvert drains.	Greater than 1,000 vehicles per day
	b) Local Distributor	Fully constructed 6.5m wide bitumen surface and 1.2m wide constructed shoulders.	Greater than 150 vehicles per day
	c) Local Road	Fully constructed with 6.2m wide bitumen surface and 1.2 constructed shoulders.	Greater than 50 vehicles per day
	d) Access Way/Place	Formed road, sheeted with pavement material as required. Intersections with local road to be fully constructed with bitumen surface.	Less than 50 vehicles per day