

# SUBDIVISION STANDARDS

## LOCAL PLANNING POLICY



### 1. PURPOSE

Local Planning Policies are guidelines used to assist the local government in making decisions under the Scheme. The Scheme prevails should there be any conflict between this Policy and the Scheme.

It is not intended that a policy be applied rigidly, but each application be examined on its merits, with the objectives and intent of the policy the key for assessment. However, it should not be assumed that the local government, in exercising its planning discretion, be limited to the policy provisions and that mere compliance will result in an approval. This approach has produced many examples of inappropriate built form that has a long-term impact on the amenity and sustainability of the locality.

The Shire encourages applicants to produce innovative ways of achieving the stated objectives and acknowledges that these may sit outside the more traditional planning and architectural approaches. In these instances the local government is open to considering (and encourages) well-presented cases, during pre-application consultation, having due regard to the outcome of any public consultation undertaken and the orderly and proper planning of the locality.

### 2. SCOPE

A Local Planning Policy is not part of the Scheme and does not bind the local government in respect of any application for planning approval but the local government is to have due regard to the provisions of the Policy and the objectives which the Policy is designed to achieve before making its determination.

### 3. OBJECTIVE

- 3.1 To ensure a consistently high standard of subdivisions and subdivisional roads.
- 3.2 To ensure that developers are treated in an equitable manner.
- 3.3 To maintain adequate fire control and protection measures.

### 4. POLICY STATEMENT

#### 4.1 General Requirements

Subdivision and development undertaken within the Shire of Chapman Valley Local Government area is required to comply with the following documents and guidelines:

- a. Local Government Guidelines for Subdivisional Development;
- b. City of Greater Geraldton Land Development Specifications; &
- c. Planning for Bushfire Protection Guidelines.

## **4.2 Inspections**

- a. The period of notice required for Shire officer's to carry out an inspection shall be 72 hours, unless otherwise agreed to by the relevant officer/s and/or Chief Executive Officer.

## **4.3 Subdivisional Roads**

- a. The Shire will require for subdivision of land consisting of 4 lots or more the construction of internal subdivision roads to a bitumen seal standard and a contribution to the upgrading of the local road network calculated proportionately to the increased volume of traffic likely to be generated by the subdivision.
- b. All subdivisional roads within the Shire of Chapman Valley shall be designed and constructed in accordance with its adopted Land Development Specifications.

## **5. REFERENCES AND ADOPTION**

Shire of Chapman Valley Local Planning Scheme No.3

*Planning & Development Act 2005*

*Planning and Development (Local Planning Schemes) Regulations 2015*

*Adopted at the 19 February 2014 Ordinary Meeting of Council*