

POLICY MANUAL

Title:	Residential Development on Farming Zoned Lots/Locations Without Frontage to Dedicated and Constructed Public Roads
Previous No:	
File No:	ADM 0206
Statutory Environment:	Town Planning Scheme No. 3 - Cl. 8.7
Minute No:	10.03.09.04 & 10.06.13.03
Date:	June 2013
Review Date:	June 2013

Objective:

This policy is made to ensure that occupants of a residential development are assured of reasonably safe and secure access to all services and amenities available to the wider community. This policy supersedes all other policies relating to residential development on farming zoned lots/locations without frontage to dedicated and constructed public roads.

Policy:

Within the farming zone of the Shire of Brookton, Council will only give consideration to the approval of a Residential land use, including a dwelling, when the provisions of Clause 5.6 of the Shire of Brookton Town Planning Scheme No.3 and any other relevant provisions of that Scheme and the Shire of Brookton Local Planning Strategy have been complied with and/or have been paid proper regard, as determined by Council.

To comply with Clause 5.6(c) of the Shire of Brookton's Town Planning Scheme No 3, which states Council shall "require such other arrangements are made for permanent access as shall be to the satisfaction of the Council" the following are minimum acceptable access requirements: -

At the applicant's cost, a carriageway access easement shall be created and registered for the purpose of providing permanent access to the subject property, to the satisfaction of the Shire of Brookton.

ADVICE NOTE:

Compliance with this policy is not required where direct road frontage is achieved through the creation of a battleaxe lot via subdivision and amalgamation or access is provided through compliance with Clauses 5.6(a) and 5.6(b) of the Shire of Brookton's Town Planning Scheme No. 3