



## Ordinary Council Meeting Attachments

**Tuesday, 25 August 2020**

ATTACHMENTS		
9.2	PLANNING & DEVELOPMENT SERVICES	Page No
9.2.1	Subdivision Application No159662 – Lot 29 Rabbit Proof Fence Road	1



Our Ref: 20145

15<sup>th</sup> July 2020

Department of PLANNING, lands & Heritage  
(Western Australian Planning Commission)  
140 William Street  
PERTH WA 6000

Attention: Planning Support

Dear Sir/Madam

**RE: Proposed Subdivision Lot 29 No 10237 Rabbit Proof Fence Road, Petrudor**

JBA Surveys acts on behalf of the registered proprietor for the application to subdivide the above property under DC Policy 3.4 – Subdivision of Rural Land – 6.6 Homestead Lots.

**BACKGROUND**

The owners are proposing to rationalize the current lot boundaries to better reflect the use of the land.

The property is currently improved by a main residence and sheds which are surrounded by a patch of vegetation. The balance of the lot comprises a mix of arable and non-arable land with the arable land a mix of tree planting and broadacre cropping.

The application proposes to create a homestead lot that comprises an access road, dwellings, sheds, and vegetation extent with a small area of arable land included in the homestead lot, it should be noted that this portion of land contains access issues for farming equipment and so is proposed to be included in the homestead lot. The homestead lot is currently defined by its use and fencing on site (approx. 8.2ha). The remainder of the lot will remain as farmland (approx. 269ha).

The homestead lot will have access (10m wide) to the Rabbit Proof Fence Road by the existing access track.

The vegetation surrounding the homestead lot provides a buffer and separation from the remaining farming and tree planting activities.

The residence is serviced by an overhead power connection that traverses across Lot 29 (the parent lot) to the Rabbit Proof Fence Road. Water is accessed through rainwater tanks within the homestead lot.

No change to the existing services is proposed.

**LOCATION**

The subject Lot 29 is located approx. 40km south east of Dalwallinu in the Shire of Dalwallinu.



The Lot is located within the DC Policy 3.4 – Subdivision of rural land 6.6 Homestead Lots policy area (Dalwallinu).

Lot 29 is bounded by Rabbit Proof Fence Road to the east, Lot 1659 on DP229793 to the north, Johnson Road to the west, and Lots 318 & 364 on DP125288, Lot 802 on DP302698 and Lot 1413 on DP229767 to the south.

### CERTIFICATE OF TITLE

Certificate of Title Volume 1304 Folio 960  
Lot 29 on Deposited Plan 125288  
Total Area of 277.4626 Hectares

The certificate of title is encumbered by:

1. **G605123 Profit A'Prende.** Certain rights and interests to executive director of the Department of Conservation & Land Management for a period of twenty years from 1.1.1995
2. **G776958 Memorial.** Soil and Land Conservation Act 1945 expiring 4.6.2024 as to portion only.

As part of the subdivision, G605123 will be surrendered and G776958 will be carried forward onto the Deposited Plan.

### BUSHFIRE MANAGEMENT

As State Planning Policy 3.7 (SPP3.7) outlines in policy objective 5.1 the intention of the policy is to "avoid any increase in the threat of bushfire to people, property and infrastructure." In this instance, this subdivision application does not propose to increase the threat as the application does not propose to increase the density of the land as the proposal only seeks to create a homestead lot and a farmland lot. In this instance SPP3.7 does not apply.

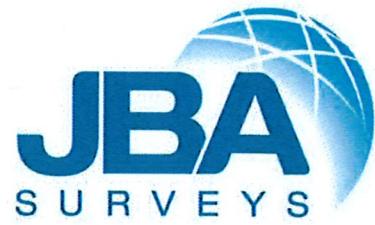
### PROPOSAL

The subdivision proposes to create 2 lots – the homestead lot of approx. 8.2 hectares and a balance Lot of approx. 269.3 hectares. The access leg will follow the existing access road into the property.

The lot surrounding the dwelling and sheds will follow the existing fence lines, tracks, and extent of vegetation on site. Refer to drawing 20145 APS01.

The proposal should be determined under DC Policy 3.4 – subdivision of rural land as follows:

- The land is in the DC 3.4 Homestead lot policy area;
- The land area proposed is larger than the 4ha maximum however, to better respond to the landform and land use it is proposed that the lot be approx. 8.2ha (still within the requirement of a 20ha maximum as outlined by the policy);



- The proposed land has adequate water supply as outlined in the policy;
- The existing dwelling is connected to reticulated electrical supply;
- The existing dwelling and proposed homestead lot has direct access to the constructed road;
- The homestead lot (and existing dwelling) proposed has sufficient buffer from the remaining farm lot proposed; and
- The balance lot is suitable for its continued use as farmland.

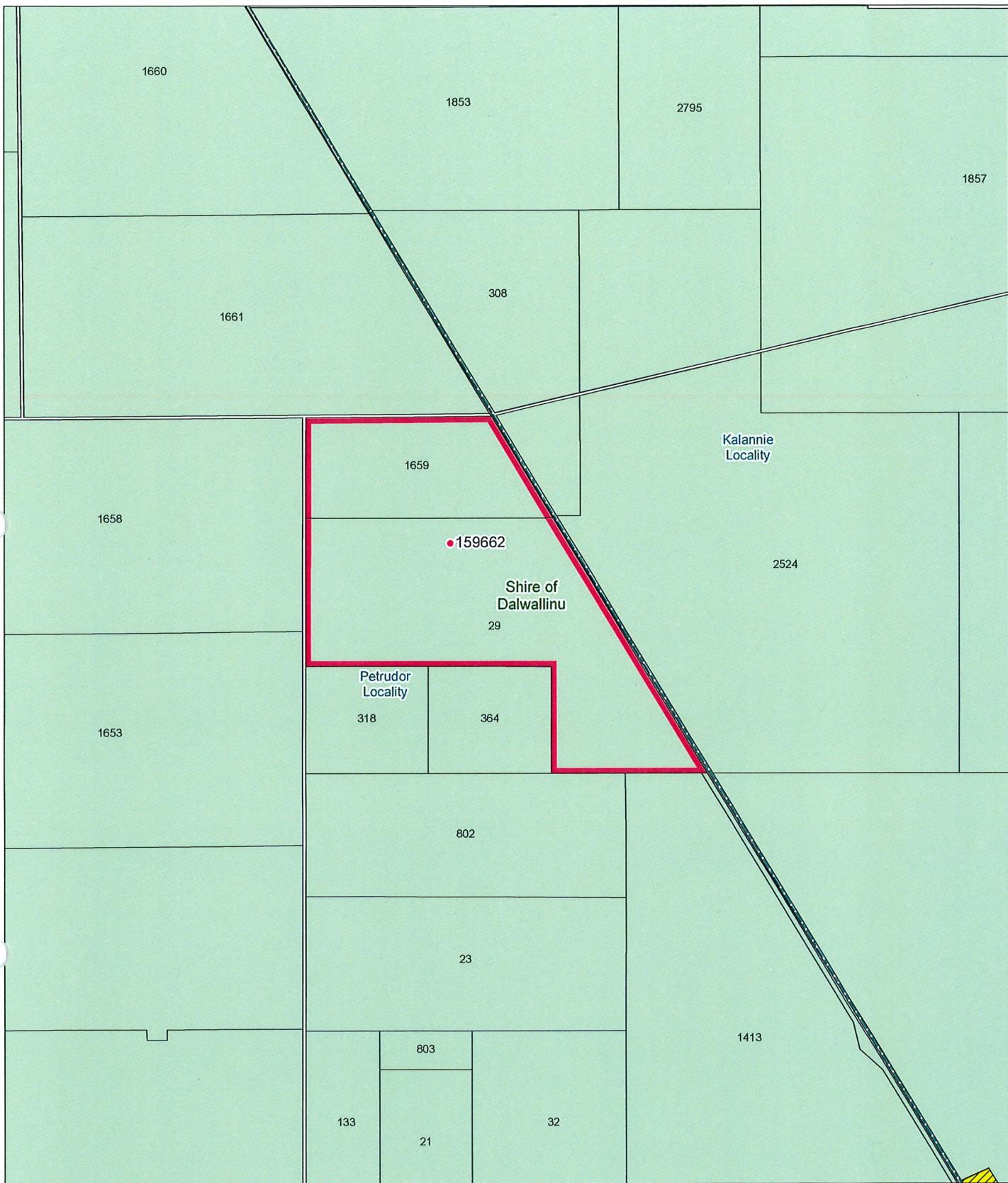
It is our opinion that the proposal sufficiently satisfies the requirements of DC Policy 3.4 – Subdivision of rural land as shown above.

Should you require any further information, please contact Noel Wells on 9450 7188.

Yours sincerely  
For JBA Surveys

A handwritten signature in black ink that reads "Noel Wells".

Noel Wells  
*Licensed Surveyor / Director*  
Encl.



**Location Plan for:  
Subdivision Application**

**This data is to be used only for the processing of a  
Subdivision Application**

Application Number: **159662**

Decision: **Outstanding**

Printed: **6/08/2020**

**Application Status**

**Outstanding**

**Easements and Referrals**

**Existing LPS Zones and Reserves**

**Public purposes**

**Rural**

**Region Scheme Reserves**



Produced by Data Analytics,  
Department of Planning, Lands and Heritage, Perth WA

Base information supplied by  
Western Australian Land Information Authority SLIP 1096-2018-1

**Localities & Local Government Boundaries**



**Local government boundary**



**Locality**

**NOTE: FINAL DIMENSIONS  
& AREAS ARE SUBJECT  
TO SURVEY**

SECTION SKETCH  
NOT TO SCALE

100

Legend:

- Contour Major 10m Intervals
- Cadastral Boundary
- Track
- Top of Bank
- Bottom of Bank
- Tree Line
- Water Level
- Building
- Fence Line
- Overhead Power
- Proposed Boundary
- Application Boundary
- Power Pole
- Tree
- Water Tank

## AREA SCHEDULE

Nº of original lots = 1  
 Lot 29 = 277.4626 ha

Nº of proposed lots = 2  
 Lot 800 = 8.1641 ha  
 Lot 801 = 269.2985 ha

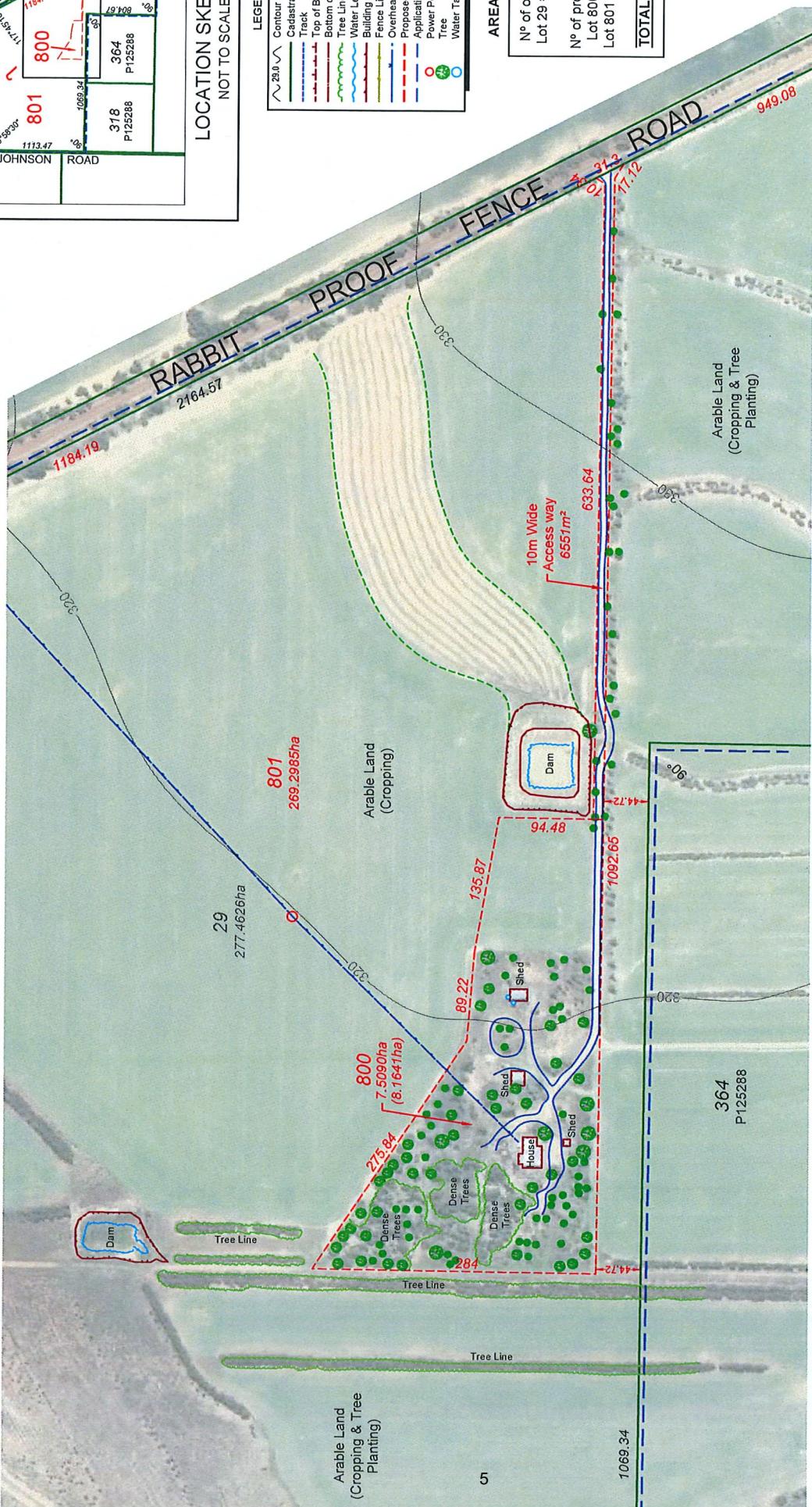
**TOTAL = 277.4626ha**

Scale @A3 1:4000

1

PROPOSED SUBDIVISION  
29 ON DP125288  
BBIT PROOF FENCE ROAD  
UDOR, WA, 6468  
C/T 1304-960

SURVEYOR: NRW DATE OF SURVEY: 13.07.2020 DRAWN BY: SF APPROVED BY: NRW



1. Boundary plotted from Landgate SCCB digital data only.  
 2. True position of boundary is subject to a re-establishment survey.  
 3. Dimensions, Areas and Offsets subject to re-establishment survey.  
 4. Sewer, water & electrical data plotted from DLM Before You Dig only.  
 5. All Buildings & Structures on Proposed Lots 800 & 801 to be retained.

JU145-ASU-1-JUDW				CLIENT:			
VER	DATE	BY	AMENDMENTS	FILE SOURCE			
1.0	14.07.2020	SF	Issued for Information	20145-10-13072020-PCG94-P			
				 <b>J &amp; K MCCREERY</b> <b>S U R V E Y S</b> 12b Pepple Ave, Salt Plain WA 6152 Ph: 0450 7788 email: admin@basurveys.com.au web: www.basurveys.com.au			
				PROJECT:			
				LOT 29 ON DP125288 No 10237 RABBIT PROOF FENCE ROAD PETRUDOR, WA, 6468 C/T 1304-960			
				DATUM	N		
				VERT: AHD	PCG94		
				HORIZ: PCG94			
				SCALE: 1:4000			
				DWG NO: 20145-APS01	VER: 1.0		
				SHEET NO: 1 OF 1		A3	
				SURVEYOR: NRW DATE OF SURVEY: 13.07.2020 DRAWN BY: SF APPROVED BY: NRW			