22.06  
RURAL SUBDIVISION POLICY

Where the policy applies

This policy applies to the subdivision of all land included in a Green Wedge Zone.

22.06-1  
Policy basis

The City of Casey has extensive rural areas which are valued because of their agricultural, landscape, cultural and environmental attributes. These areas should be regarded as finite resources which will be irretrievably lost if they are inappropriately developed. The protection of rural areas with the above attributes is regarded as a key strategic direction in the MSS.

The MSS also identifies loss of farming land through incremental subdivision as an issue that affects rural areas in Casey. Repeated small lot subdivisions or excisions need to be carefully controlled as they can, over a period of time, reduce the productive capacity of otherwise viable farming properties. Such subdivisions can also detract from rural landscapes and contribute to loss of habitat for native plants and animals.

22.06-2  
Policy objectives

- To promote sustainable farming and rural industries and improve the management of land.
- To maintain the character of rural areas.
- To conserve rural areas of environmental significance.

22.06-3  
Policy

It is policy that:

- Rural land be protected as a long term resource so that it’s farming, environmental or landscape values can be enjoyed by future generations.
- Excisions to create small lots be allowed only if they will not detract from the sustainable use of land for farming or they will not compromise any identified environmental, or landscape values associated with the land.
- The smaller lot not contain native vegetation or environmental features which will be significantly affected by anticipated buildings and works.

22.06-4  
Decision guidelines

In considering applications to subdivide land for small lot excisions, the responsible authority will consider:

- Whether the land has an area at least the size specified on the zoning map for the land or in excess of 8 hectares, whichever is the greater.
- Whether the smaller lot has an area of 10,000 square metres and is capable of containing a rectangle with a minimum dimension of 35 metres by 35 metres.
Policy references

- The Farm: A Strategy for Casey’s Non-urban South, (June 1998) City of Casey

- The Farm: A Strategy for Casey’s Non-urban South – Background Papers (February 1998) City of Casey

- Port Phillip and Westernport Regional Catchment Strategy, (August 1997) Port Phillip Regional Catchment and Land Protection Board