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BOUNDARY REALIGNMENTS

This Policy applies to applications to realign the boundaries of lots in the Rural Zone.

Policy Basis

Proposals for house lots by using boundary realignments in the Rural Zone is contrary to Council's strategies and policies and will not be supported.

Most rural properties comprise multiple titles. The realignment of property boundaries, other than to facilitate the sale or transfer of land for agricultural purposes, is not supported because it fragments farming land and agricultural enterprises, leads to housing development in rural areas which can be in conflict with ongoing agricultural practices on adjoining and nearby land and places additional demands on services and infrastructure.

Realignment of property boundaries is not an alternative to a properly considered and developed subdivision application. It is Council practice that planning certificates issued for lots created by boundary realignments will note that such titles are not regarded as justification for the use and development of land for housing purposes.

Objectives

To limit the loss of productive rural land.

To provide for the realignment of property boundaries where it will assist in the sale or transfer of land for agricultural purposes and to maximise the area of land available for agricultural purposes.

Policy

It is policy that:

- Applications for the realignment of property boundaries will only be supported when:
 - The proposal does not create a lot to be used for a dwelling unless it can be demonstrated that the houses is consistent with Policy relating to *Houses in the Rural Zone*.
 - The lots created are for the purpose of assisting the use, sale, transfer or preservation of land for agricultural purposes. In such circumstances consideration will be given to a condition on the permit to either require the consolidation of titles requires that a Section 173 agreement is entered into that lots created cannot be used for the erection of further dwellings.
- Council will not support proposals that realign boundaries for the purpose of creating a new subdivision for rural living purposes.
- Planning certificates issued for lots created by boundary realignments will note that such titles are not regarded as justification for the use and development of land for housing purposes.