

RURAL GROUP TITLE DEVELOPMENT

COUNCIL POLICY

1. Group Title plans shall be accompanied by a certificate from a licensed valuer as to the unimproved value and lot entitlement of each lot contained in the plan. S19 (3) of the Act - the minimum area of each lot shall be 5000m<sup>2</sup>.
- (i) 2. The Shire minimum rate will apply to each lot rather than the aggregate of lots. That is the rate total applying to the whole parcel of land shall not be less than the sum of the individual minimum rates.
3. Access roads shall be to that standard of construction required by the zoning of the land under Council's subdivision requirements policy and Chapter 33 of Council's By-Laws.
4. An applicant must apply to Council for those subdivisional requirements he wishes to waive under S34 of the Local Government Act and Council's subdivisional By-Laws.
5. The applicant is advised that the group title cannot be extinguished and become a subdivision unless all Council subdivisional requirements are met.
- (ii) 6. The separate lots are not to contravene the Shire Plan or By-Laws of the Council regarding density of population in a relevant Shire zone, otherwise a rezoning must be sought prior to Council's approval of the group title plan.
7. Council will decide, in each group title case, the requirements under Shire By-Laws Chapter 33. Applicants should familiarize themselves with this By-Law.
8. The fees accompanying the application shall be the same as for a subdivision containing the same number of lots. (At current 1983 rates this is \$10 per lot with a minimum of \$30.)
9. Council's policy on services such as water supply and electricity for each lot applies as for normal subdivision.
10. Council may require at the submission stage, a copy of the intended By-Laws of the Body Corporate, including provision for such things as fencing, keeping of pets, depasturing of stock on the common area, disposal of rubbish, covenants on housing and disposal or storage of machinery and building materials.
  - (i) Rating policy is the same as for subdivision. Each lot pays at least the minimum rate when a separate title is struck, the balance of the group title is rated as one unit.
  - (ii) By way of explanation - in a general farming zone, the minimum lot size would be 5000m<sup>2</sup> as per policy and the overall density one lot per 4ha. This will conform with a relevant farming zone, in this case hobby farming.