

Draft Local Planning Policy FAQs

Residential Development Fronting Existing Rights-Of-Way (Laneways)

QUESTION	ANSWER
<i>Will anyone who owns a home on a block with a laneway be forced to cede land?</i>	No, only property owners who want to develop their own land with access and add a second dwelling to their property off a rear laneway will be required to cede one metre of land from the laneway end of their property.
<i>Will land owners lose a meter of land and not be compensated?</i>	No, definitely not. The only property owners required to cede the one metre strip will be those who develop or subdivide their land. The Shire of Collie has no intention to force the ceding of privately owned land.
<i>Are any laneways to be closed?</i>	No, definitely not. The Shire of Collie has no plan to close any laneways in Collie.
<i>Will there be any resumption of land?</i>	No, definitely not. The Shire of Collie has no intention to force the ceding of privately owned land. The Shire acknowledges that many properties have sheds and other structures that are close to or adjacent to rear laneways. The proposed policy will have no impact on those, until such as time as the land owner proposes to develop or subdivide the land.
<i>Will the proposed change impact the value of properties located on laneways?</i>	Yes, it will add value, even if the land owner chooses not to participate, as his/her property would still be eligible to access the benefits of the policy if it is implemented. In year 2020, the Shire's Local Planning Scheme increased the density (R-Coding) of many laneways lots (to R30 and R40) thereby increasing development potential. The changes to the laneway policy help landowners take advantage of the benefits of the higher coding.
<i>If my neighbour cedes one metre of his/her land and participates, does it mean others in the laneway also have to participate?</i>	No, no one will be required to cede land unless they want to participate in the scheme. There is absolutely no requirement for property owners to participate if they do not intend to develop or subdivide their land.
<i>Why does land need to be ceded and what will it be used for?</i>	As most existing laneways in Collie are generally only 5 metres or less in width, this is too narrow for full two-way access and to allow cars to back out into a laneway. The ceding of one metre of land will make it easier to reverse cars, trailers, boats and caravans etc onto the property, and provide space for rubbish bins awaiting collection.
<i>Will anyone lose access to their laneway access due to this policy?</i>	No, no one will lose access to any laneway or property on it. If you have access now, then you will continue to have access if the proposed policy is adopted.

<i>Can you subdivide your block but not participate in the proposed scheme?</i>	Yes, the policy allows development and/or subdivision from the primary road access possible without having to use the rear laneway.
<i>Why is this policy being pursued?</i>	<p>There are many reasons, such as:</p> <ol style="list-style-type: none"> 1. There is a desperate need for more housing in Collie. 2. The existing policy requires more land to be ceded (1.5 metres rather than 1 metre) and for developers to pay a contribution towards the upgrading of laneways which is seen as placing too many restrictions/costs on those wishing to undertake development. 3. Infill housing is far more cost effective than going out and building on a virgin block as all services and ownership are already in place. 4. Development that utilises laneway access is more effective and efficient than a 'battleaxe' type driveway down the side of an existing dwelling. 5. Some residents, including the elderly, are not using their big blocks and could get an income stream from a rental in the backyard, or the outright sale of land they do not use.
<i>What is the status of a policy?</i>	<p>A policy is a guide to how development could occur. It is intended to assist property owners understand how development can be designed (laid-out) on a property in a way that is workable. It also assists Council in assessing and approving applications.</p> <p>Policies are not law, and there may be circumstances where design outcomes vary from policy terms to suit the circumstances of a property. The Council is able to consider each situation on a case-by-case basis.</p>